STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/23/08 13:16 3 pgs
Fees:18.00 Taxes:471.05
20081023-0106188

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,311.12.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2008.

Notary Public
MY COMMISSION EXPIRES: 3-11-09
File No. 08D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Albert Tolbert, Jr., Trustee of The Albert Tolbert, Jr. Living Revocable Trust (NAME)	Same as New Owner (NAME)	31-072.00
2306 Ingram Road (STREET ADDRESS)	// (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	// (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert L. Tolbert, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Tolbert, Jr., Trustee of The Albert Tolbert, Jr. Living Revocable Trust,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT ONE:

Land lying and being in the 10th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Southern Land Surveying Company, Inc. April 14, 1966, and shown as Tract 1 on said survey, described as follows, to-wit:

Beginning at a sycamore tree located on the easterly margin of Ingram Road, said point being the southeast corner of Tract No. 1 and the northeast corner of Tract No 2; thence north 49 degrees 41 minutes west 460.0 feet to a point; thence north 21 degrees 42 minutes east 300.0 feet to a point, thence south 49 degrees 51 minutes east 460.0 feet to a point; thence south 21 degrees 42 minutes west 300.0 feet to the point of beginning, and containing 3.0 acres, more or less.

BEING the same property conveyed to Robert L. Tolbert from Martha E. Tolbert, by Quit Claim Deed dated August 18, 2008, as Instrument No. 200808260087686, in the Register's Office for Davidson County, Tennessee.

TRACT TWO:

See Attached Exhibit "A", incorporated by reference herein.

Being the same property conveyed to Robert L. Tolbert from Martha E. Tolbert, by Quitclaim Deed dated August 18, 2008, as Instrument #200808260087685, in the Register's Office for Davidson County, Tennessee.

Martha E. Tolbert joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2316 Ingram Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of October, 2008.

Robert L. Tolbert — October 17, 2008 (Date)

Martha E. Tolbert — October 17, 2008 (Date)

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert L. Tolbert and Martha E. Tolbert, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of October, 2008.

My Commission Expires: 10/05/2010

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

EXHIBIT A

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located at the north end of Ingram Road, and east of Lickton Pike and being more particularly described as follows:

Beginning at a point, an iron pin located on the east margin of and at the north end of Ingram Road, said point being the southwest corner of the property herein described, and said point being along the west side of parcel 153, said parcel belonging to Demonbreun as evidenced in Deed Book 7659, page 959, Register's Office for Davidson County, Tennessee, thence:

1. crossing the north end of Ingram Road, North 45 degrees 36' 44" West a distance of 29.05 feet to an iron pin, said pin being the southeast corner of parcel 73, said parcel belonging to Albert as evidenced in Deed Book 4013, page 484, Register's Office for Davidson County, Tennessee, thence:
2. severing a triangular piece of property belonging to said Albert Tolbert as transferred from Shearron's parcel 72, North 36 degrees 33' 37" East a distance of 57.16 feet to an iron pin in the south line of the remainder of said parcel 72, thence:
3. continuing along the said common south line of said remainder of parcel 72, passing an iron pin at the original southeast corner of parcel 72 at 25.95 feet, South 82 degrees 55' 55" East a total distance of 48.68 feet to an iron pin, said pin being the southeast corner of a triangular piece of property belonging to Shearron as transferred from Albert Tolbert, and said pin being an interior corner of the property herein described, thence:
4. continuing along the common east line of said parcel 72, North 18 degrees 33' 50" East a distance of 218.64 feet to an iron pin, said pin being the northeast corner of said parcel 72, and said corner being an interior corner of the property herein described, thence:
5. continuing along the common north line of said parcel 72, North 46 degrees 02' 40" West a distance of 430.00 feet to a new iron pin, said pin being the northwest corner of the property herein described, thence:
6. severing the west end of parcel 154, North 17 degrees 15' 25" East a distance of 160.66 feet to a new iron pin, said iron pin being in the south line of Davidson County Tax Map 23, parcel 95 as evidenced in Deed Book 8469, page 118, said pin being the northernmost corner of the property described herein and said point being the northeast corner of the remainder of Albert Tolbert, thence:
7. leaving Albert Tolbert's new east line and with the south line of said parcel 95, South 81 degrees 49' 08" East a distance of 400.00 feet to an iron pin, said pin being at the southeast corner of said parcel 95, and said iron pin being the southwest corner of Davidson County Tax Map 24, parcel 22 as evidenced in Deed Book 7961, page 895, thence:
8. continuing along the south line of said parcel 22, South 80 degrees 32' 45" East a distance of 353.97 feet to an iron pin, said pin being the northeast corner of the property herein described and said pin being the northwest corner of the aforementioned parcel 153 of Demonbreun, thence:
9. along the east line of the property herein described and with the west line of parcel 153, South 34 degrees 48' 49" West a distance of 732.55 feet to a new iron pin, said pin being the southeast corner of the property herein described, and said pin being the northeast corner of a triangle of driveway property being transferred to Demonbreun, thence:
10. continuing along the south line of the property herein described and with the north line of the driveway triangle, North 81 degrees 52' 11" West a distance of 169.66 feet to an iron pin at the west end of the driveway triangle, and said iron pin being the northwest corner of a portion of parcel 153 iron pin, said pin being the southeast corner of the property described herein, and said pin being in a curve to the right, thence:
11. with said curve to the right (said curve having a radius of 50.00 , and having a chord of South 42 degrees 32' 31" West and a chord distance of 6.54 feet, and having a delta angle of 07 degrees 29' 39") a curve length of 6.54 feet to an iron pin at the end of the curve to the right, said pin being in the west line of parcel 153 and in the east line of the property herein described, thence:
12. along the east line of the property herein described and with the west line of parcel 153, South 47 degrees 09' 43" West a distance of 32.48 feet to an iron pin, the beginning, containing 6.479 acres, more or less, according to a survey by Jesse E. Walker, RLS. PE.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described property:

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, and located east of the end of Ingram Road and being more particularly described as follows:

Beginning at an iron pin located at the southeast corner of parcel 154 as shown on Davidson County Tax Map 32, said corner being a common corner to parcel 153 on said map, and said parcel 153 belonging to Jimmy W. Demonbreun and wife, Debra V. Demonbreun as evidenced in Deed Book 7695, page 995, Register's Office for Davidson County, Tennessee, thence:
1. Along the south line of the herein described property, North 73 degrees 50' 40" West a distance of 160.00 feet to an iron pin at the east margin of Ingram Road, and said iron pin being the southwest corner of parcel 154, and said iron pin being the common corner to parcel 153 & 154 at said east margin of Ingram Road, thence:
2. severing parcel 153 and along the north line of the herein described parcel, South 81 degrees 52' 11" East a distance of 169.66 feet to a new iron pin in the east line of parcel 153, said iron pin being in the west line of parcel 154, thence:
3. Along the common line of parcel 153 & 154, said line being the east line of the herein described parcel, South 34 degrees 48' 49" West a distance of 25.00 feet to an iron pin, the beginning, containing 1894 square feet, more or less, based upon a survey by Jesse E. Walker Engineering dated May 12, 1999.