PREPARED BY: & return to
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of NOVEMBER, 2008, by and between THOMAS E. STEWART, SUCCESSOR TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE, OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called Grantor, and EDWARD K. WILLIAMS and JENNIFER A. WILLIAMS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS E. STEWART, SUCCESSOR TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE, OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, as Grantor, does hereby bargain, sell, transfer and convey unto EDWARD K. WILLIAMS and JENNIFER A. WILLIAMS, HUSBAND AND WIFE, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 115.21 ACRES+-, STRAWBERRY HILL ROAD, JOELTON, TN 37080. + GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Thomas E. Stewart Successor Trustee

THOMAS E. STEWART, SUCCESSOR TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE, OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/18/08 15:37 5 pgs
Fees:28.00 Taxes:1269.10
20081218-0121286

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, SUCCESSOR TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE, OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, the within named 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, at Madison, Tennessee, on this the 18th day of November, 2008.

Kristie S. Taylor
Notary Public

My Commission Expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

Name and Address of Property Owner:

EDWARD K. WILLIAMS and JENNIFER A. WILLIAMS

3051 UNION HILL ROAD
JOELTON, TENNESSEE 37080

Property Address:

115.21 & .78 ACRES STRAWBERRY HILL RD, JOELTON, TN 37080

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 9 PARCELS 62.01,82.00, pt104.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $343000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18 day of NOVEMBER, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8221

EXHIBIT 'A'

Land in Davidson County, Tennessee, Being three tracts of land located in the 1st Councilmanic District of Davidson County, Tennessee, said tracts of land being Map 9, parcels 82, 62.01 and 104, more particularly described as per the survey of Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated October 21, 2008, as follows:

Beginning at an iron pin (old), in the westerly margin of Strawberry Hill Road, the southwest corner of a tract of land which belongs to Ricky William Gullette, having a deed reference in Deed Book 10741, Page 383, RODCT, the southeast corner of this tract, and continuing with the westerly margin of Strawberry Hill Road, as follows:

S 43°54'31" W, 149.29 feet to an iron pin (new); thence with a curve to the right, having a radius of 180.00 feet, an arc distance of 46.99 feet, and a chord bearing of S 51°23'13" W, 46.85 feet to an iron pin (new); thence, S 58°51'55" W, 195.66 feet to an iron pin (new), in the westerly margin of Strawberry Hill Road, the southeast corner of a tract of land which belongs to Howard Satterfield, having a deed reference in Deed Book 11360, Page 536, RODCT; thence with the boundary of said tract of land which belongs to Howard Satterfield, as follows: N 26°08'38" W, 644.15 feet to a pipe (old); thence, S 58°00'17" W, 182.51 feet to a pipe (old), the northwest corner of said tract of land which belongs to Howard Satterfield, in the easterly boundary of a tract of land which belongs to Steven Craig Mitchell, having a deed reference in Instrument No. 20070725-88214, RODCT; thence with the boundary of said tract of land which belongs to Steven Craig Mitchell, as follows: N 23°53'30" W, 177.87 feet to an iron pin (old); thence, S 88°29'04" W, 134.31 feet to an iron pin (old); thence, S 73°04'05" W, 92.98 feet to an iron pin (old), a common corner of said tract of land which belongs to Steven Craig Mitchell, and a tract of land which belongs to J. Frank Meisamer, having a deed reference in Deed Book 7847, Page 465, RODCT; thence, S 73°04'50" W, 224.77 feet to a pipe (old), a common corner of said tract of land which belongs to J. Frank Meisamer, and a tract of land which belongs to James L. Gilbert, having a deed reference in Deed Book 6879, Page 459, RODCT; thence with the northerly boundary of said tract of land which belongs to James L. Gilbert, as follows: S 79°43'30" W, 176.00 feet to an iron pin (new); thence, S 85°58'30" W, 200.00 feet to an iron pin (new); thence, S 69°43'30" W, 227.00 feet to an iron pin (new); thence, S 77°43'30" W, 129.50 feet to an iron pin (new); thence, S 71°43'30" W, 130.30 feet to a point in a branch, marked by a witness pin (new), on the northerly bank of said branch; thence, N 86°01'50" W, 89.07 feet to a pipe (old), a common corner of said tract of land which belongs to James L. Gilbert, and a tract of land which belongs to Joel H. McClanahan, having a deed reference in Deed Book 5650, Page 788, RODCT; thence with the northerly boundary of said tract of land which belongs to Joel H. McClanahan, as follows: S 89°53'26" W, 131.71 feet to an iron pin (new); thence, S 78°50'26" W, 250.22 feet to an iron pin (new); thence, S 65°31'13" W, 130.10 feet to an iron pin (old), a common corner of said tract of land which belongs to Joel H. McClanahan, and a tract of land which belongs to Paul T. Bergfalk, having a deed reference in Deed Book 10516, Page 372, RODCT; thence, S 83°09'16" W, 85.69 feet to an iron pin (old), a common corner of said tract of land which belongs to Paul T. Bergfalk, and a tract of land which belongs to John W. Kincer, having a deed reference in Instrument No. 20060602-65289, RODCT; thence with the boundary of said tract of land which belongs to John W. Kincer, as follows: N 38°32'48" W, 421.79 feet to an iron pin (old); thence, S 51°32'33" W, 306.52 feet to a point in Sulphur Branch, in the northwesterly boundary of said tract of land which belongs to John W. Kincer, the southeast corner of a tract of land which belongs to Walter F. Sill, Jr., having a deed reference in Deed Book 6564, Page 102, RODCT, marked by a witness pin (new), in the northerly bank of Sulphur Branch; thence generally with Sulphur Branch, as follows: N 22°22'26" W, 302.34 feet to an iron pin (new), a common corner of said tract of land which belongs to Walter F. Sill, Jr., and a tract of land which belongs to James E. Tillman, having a deed reference in Deed Book 6564, Page 95, RODCT; thence with the easterly boundary of said tract of land which belongs to James E. Tillman, as follows: N 22°22'30" W, 140.49 feet to an iron pin (new); thence, N 07°40'30" W, passing a common corner of said tract of land which belongs to James E. Tillman, and a tract of land which belongs to Max J. Young, having a deed reference in Deed Book 6895, Page 422, RODCT, and continuing in all 171.82 feet to an iron pin (new), a corner of said tract of land which belongs to Max J. Young; thence with the easterly boundary of said tract of land which belongs to Max J. Young, as follows: N 30°03'30" W, 82.07 feet to a point in Sulphur Branch;

thence, N 06°35'30" W, passing a common corner of said tract of land which belongs to Max J. Young, and a tract of land which belongs to Carl Pitchford, having a deed reference in Instrument No. 20000907-88436, RODCT, and continuing in all 95.98 feet to a point in Sulphur Branch, a common corner of said tract of land which belongs to Carl Pitchford, and a tract of land which belongs to Melvin Teasley, having a deed reference in Deed Book 5594, Page 651, RODCT, marked by a witness pin (new), in the northerly bank of Sulphur Branch; thence with the boundary of said tract of land which belongs to Melvin Teasley, as follows: N 59°17'57" E, 142.36 feet to an iron pin (new); thence, N 42°31'12" E, 66.70 feet to an iron pin (new); thence, N 71°28'12" E, 176.40 feet to a point in a branch, marked by a witness pin (new), on the northerly bank of said branch; thence, N 66°05'12" E, 180.90 feet to an iron pin (new); thence, N 80°21'12" E, 244.50 feet to an iron pin (new); thence, N 16°01'48" W, 131.50 feet to an iron pin (new); thence, N 11°20'12" E, 102.00 feet to an iron pin (new); thence, N 16°15'12" E, 104.60 feet to an iron pin (new); thence, N 20°50'12" E, 21.82 feet to an iron pin (new); thence, N 73°18'42" W, 400.00 feet to an iron pin (new); thence, N 04°42'27" E, passing a common corner of said tract of land which belongs to Melvin Teasley, and a second tract of land which belongs to Melvin W. Teasley, having a deed reference in Deed Book 4665, Page 387, RODCT, and continuing in all 570.89 feet to an iron pin (old), in the easterly boundary of said second mentioned tract of land which belongs to Melvin W. Teasley, the southwest corner of a tract of land which belongs to Frank D. Hopwood, having a deed reference in Instrument No. 20060512-55800, RODCT; thence, N 67°56'23" E, 499.52 feet to an iron pin (old), a common corner of said tract of land which belongs to Frank D. Hopwood, and a tract of land which belongs to Helen J. Powers, having a deed reference in Instrument No. 20060512-55801, RODCT; thence, N 68°02'41" E, 452.48 feet to a fence post (old), a common corner of said tract of land which belongs to Helen J. Powers, and a second tract of land which belongs to Helen J. Powers, having a deed reference in Instrument No. 20010806-83550, RODCT; thence, S 75°00'12" E, 395.03 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs Helen J. Powers, and a tract of land which belongs to J. Michael Holloway, having a deed reference in Deed Book 8174, Page 73, RODCT; thence, S 75°01'18" E, passing a common corner of said tract of land which belongs to J. Michael Holloway, and a second tract of land which belongs to J. Michael Holloway, having a deed reference in Deed Book 8017, Page 682, RODCT, and continuing on passing a common corner of said second mentioned tract of land which belongs to J. Michael Holloway, and a tract of land which belongs to Joseph Mark West, having a deed reference in Instrument No. 20050713-81007, RODCT, and continuing in all 596.51 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Joseph Mark West, the northwest corner of a tract of land which belongs to Viola Y. Jones, having a deed reference in Instrument No. 20050616-69122, RODCT; thence with the boundary of said tract of land which belongs to Viola Y. Jones, as follows: S 23°45'27" W, 745.80 feet to an iron pin (old); thence, S 57°11'38" E, 171.12 feet to an iron pin (old); thence, S 69°09'40" E, 467.97 feet to an iron pin (old); thence, N 84°32'49" E, 200.66 feet to an iron pin (old), a common corner of said tract of land which belongs to Viola Y. Jones, a second tract of land which belongs to Viola Y. Jones, having a deed reference in Instrument No. 20050616-69122, RODCT, and a tract of land which belongs to James L. Horne, having a deed reference in Deed Book 6809, Page 284, RODCT; thence, S 08°13'15" W, passing a common corner of said tract of land which belongs to James L. Horne, and a tract of land which belongs to Nathan D. Carlson, having a deed reference in Instrument No. 20020718-86843, RODCT, and continuing in all 485.00 feet to an iron pin (new), the southwest corner of said tract of land which belongs to Nathan D. Carlson; thence, S 79°33'05" E, 471.50 feet to an iron pin (old), a common corner of said tract of land which belongs to Nathan D. Carlson, a tract of land which belongs to Thomas Gayle Gregory, having a deed reference in Deed Book 10940, Page 510, RODCT, and a second tract of land which belongs to Thomas Gayle Gregory, having a deed reference in Deed Book 9241, Page 115, RODCT; thence with the boundary of said second mentioned tract of land which belongs to Thomas Gayle Gregory, as follows: S 07°32'00" W, 387.79 feet to a 5 – inch hickory tree; thence, S 83°57'02" E, 116.13 feet to an iron pin (old), in the southerly boundary of said second mentioned tract of land which belongs to Thomas Gayle Gregory, the northwest corner of said tract of land which belongs to Ricky William Gullette; thence with the westerly boundary of said tract of land which belongs to Ricky William Gullette, as follows: S 53°07'15" E, 16.52 feet to an iron pin (old); thence, S 28°31'35" E, 97.03 feet to an iron pin (old); thence, S 25°36'05" E, 248.62 feet to an iron pin (old); thence, S 49°34'57" E, 178.58 feet, to the point of beginning, containing **115.99 acres**, more or less.

EXHIBIT 'A'

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESS EXCLUDED FROM THE HEREIN CONVEYANCE is the following portion of land (being part of Map 9, parcel 104) which was dedicated as a right of way to Metropolitan Government of Nashville-Davidson County, Tennessee by Leslie T. Gregory and Glen T. Stewart, Trustee, of record in Book 5893, page 98, said Register's Office, but is now a private road called Winding Ridge Road, more particularly described as follows:

Beginning at an iron spike in the centerline of Strawberry Hill Road, said spike being 640.34a feet from the intersection of the centerline of Strawberry Hill Road with the centerline of Ridgewood Road; thence, leaving Strawberry Hill Road, North 54 deg. 18' 15" West, 201.3 feet to an iron pin; thence, North 31 deg. 07' 21" West 248.95 feet to an iron pin; thence, North 33 deg. 40' 51" West 97.13 feet to an iron pin; thence North 58 deg. 15' 21" West 153.73 feet to an iron pin in the westerly margin of the property conveyed to Leslie T. Gregory by Deed from Gilbert Reeder of record in Book 5409, page 462 of the Register's Office for Davidson County; thence with Leslie T. Gregory's westerly boundary, South 1 deg. 56' 25" West 57.62 feet to an iron pin; thence South 58 deg. 15' 21" East 114.20 feet to a point; thence South 33 deg. 40' 51" East 85.12 feet to a point; thence South 31 deg. 07' 21" East 258.09 feet to a point; thence South 54 deg. 18' 15" East 208.64 feet to a spike in the centerline of Strawberry Hill Road; thence, with the centerline of Strawberry Hill Road, North 39 deg. 02' 12" East 50.08 feet to the point of beginning.

Being a portion of that property which was conveyed to Thomas M. Black, Trustee with full power, by Wendell W. Wilson and Glenna C. Wilson, in a deed of record which is recorded in Deed Book 4787, Page 855, Register's Office for Davidson County, Tennessee (MAP 9, PARCEL 82), a portion of that property which was conveyed to Glen T. Stewart, Trustee with full power, by Frank V. Hampton, et ux, in a deed of record which is recorded in Deed Book 5057, Page 850, said Register's Office (MAP 9, PARCEL 62.01) and being a portion of that property which was conveyed to Glen T. Stewart, Trustee with full power, by Quitclaim Deed from Leslie T. Gregory in 1982, of record in Instrument No. 20081021-0105562, said Register's Office (MAP 9, PARCEL 104). Map 9, parcel 82 was sold at tax sale on 7-29-08; however, no Warranty Deed was issued to the purchaser at tax sale and the property was redeemed by Thomas Ed Stewart for Thomas M. Black Trustee, by Decree for Redemption filed in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20081218-0121285, said Register's Office. Thomas M. Black died on June 14, 2006. Glen T. Stewart died on 11-27, 1987. By Certifications of Successor Trustee recorded in Instruments NO. 20081218-0121283, 20081218-0121284 and ~~_____~~, Thomas E. Stewart was named Successor Trustee, with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary.