Prepared by: Perry A. Chapdelaine, Sr.
7376 Walker Road
Fairview, TN 37062

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Fairview, TN 37062

PICK-UP

Cheatham County: Map 63, Parcel 14.03
Davidson County: Map 55, Parcel 67

NAME AND ADDRESS OF NEW OWNER:

Meilin Dina Chuang
5384 Village Way
Nashville, TN 37211-6234

Davidson County DEEDWARR
Recvd: 02/09/09 13:18 3 pgs
Fees:17.00 Taxes:0.00

20090209-0011124

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	155882	Instrument #:	114766
Rec'd:	15.00	Recorded	
State:	511.34	2/9/2009 at	10:30 AM
Clerk:	1.00	in Record Book	310
EDP:	2.00	Pgs	719-721
Total:	529.34		

WARRANTY DEED

For and in consideration of the sum of one hundred and thirty eight thousand, two hundred and six dollars and forty three cents ($138,206.43) cash in hand paid, the receipt of which is hereby acknowledged, we, Perry A. Chapdelaine, Jr., Randolph Chapdelaine, and Perry A. Chapdelaine, Sr., and Lucelyn V. Chapdelaine by these presents do hereby warrant and convey unto Meilin Dina Chuang and Perry A. Chapdelaine, Jr., tenants with right of survivorship, all right, title and interest in the following described real property, to-wit

BEGINNING at a monument in Gerth's South line, then North 21 degrees 12 minutes East 323.62 feet to an iron pin at the Southwest corner of Book 102, page 45, Cheatham Co., Women's Division of Christian Service of the Board of Missions of the Methodist Church, then with the South line of same; North 33 degrees 14 minutes 41 seconds East 210.91 feet to an iron pin, then North 42 degrees 17 minutes 39 seconds East 775.50 feet to an iron pin, then North 30 degrees 17 minutes 39 seconds East 287.10 feet, then North 18 degrees 01 minute 51 seconds East 210.24 feet to an iron pin, then North 40 degrees 32 minutes 39 seconds East 160.90 feet to an iron pin, then leaving said Book 102, Page 45, and running with the West line of Book 1140, Page 269, just East of an old road, or with an old road generally, the following ten calls: North 78 degrees 55 minutes, 27 seconds East 70.90 feet to a concrete monument, South 60 degrees 30 minutes 00 seconds East 478.50 feet to an iron stake, South 45 degrees 00 minutes 00 seconds East 400.95 feet to an iron stake, South 50 degrees 00 minutes, 00 seconds, East 165.00 feet to an iron stake, South 56 degrees 15 minutes 00 seconds East 306.90 feet to an iron stake, South 42 degrees 00 minutes 00 seconds, East 179.85 feet to an iron stake, South 32 degrees00 minutes 00 seconds East 132.00 feet to an iron stake, South 06 degrees 15 minutes 00 seconds East 108,90 feet to an iron stake, South 20 degrees 00 minutes 00 seconds East 442.20 feet to a concrete monument, Mildred Cantrell's Northeast comer, Book 4832, Page 402, Davidson Co., then with Cantrell's North line, with an old fence, sometimes down, North 87 degrees 50 minutes 00 seconds West 906.59 feet to an iron rod at the head of a hollow, John Cripps' Northeast corner, Book 5106, Page 651, Davidson Co, then with Cripps' North line, with old fence, continuing with Donavon Smith's North line, Book 208, Page 548, Cheatham Co, with old fence, North 87 degrees 50 minutes 00 seconds West 1767.86 feet to the beginning, containing 61.86 acres, more or less, according to a survey by Randolph L. Chapdelaine, and being the tract described in Cheatham County Deed Book 226, Pages 147-148, Cheatham County, and Instrument Number 20061127-0145774, Davidson County, in favor of the above tract is a forty (40) foot easement as recorded in the Chancery Court, 12th Judicial District, Davidson County, Part III, Order recorded in Cheatham County at Deed Book 184, pages 908-924 and Instrument Number 20060125-0009668 in Davidson County, and described as follows:

Easement I: 40' INGRESS-EGRESS AND UTILITY EASEMENT AGREEMENT LINDA

HARDEMAN MOSES AND HAROLD LLOYD MOSES TO CHAPDELAINE ET AL

IN FAVOR OF CHAPDELAINE ET AL IS A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM MATTIE CANTRELL'S NORTH LINE THROUGH LINDA MOSES PROPERTY AND CHAPDELAINE ET AL PROPERTY KNOWN AS MEETING HOUSE ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LINDA HARDEMAN MOSES PROPERTY (REF. DEED BOOK 7641 PAGE 913 R.O.D.C.) IN THE EAST LINE OF BARRY L. HEARN (REF. DEED BOOK 6277 PAGE 473 R.O.D.C.) THENCE WITH MOSES' WEST LINE N27°00'00"W 346.50' TO A POINT; THENCE N15°59' 10"W PASSING HEARN'S NORTHWEST CORNER AT 196.43' AND THENCE CONTINUING THROUGH CHAPDELAINE ET AL (REF. INSTRUMENT #200110108 PAGE 2567 R.O.D.C.) IN ALL 254.72' TO A POINT; THENCE N20°00'00"W 372.31' TO A POINT; THENCE N30°00'00"W 200.46' TO A POINT; THENCE N06°15'00"W 108.53' TO A POINT; THENCE N32°00'00"W 125.68' TO A POINT; THENCE N42°00'00"W 175.60' TO A POINT; THENCE N56°15'00"W 305.49' TO A POINT; THENCE N50°00'00"W 166.97' TO A POINT; THENCE N45°00'00"W 399.10' TO A POINT; THENCE N60°30'00"W 529.88' TO A POINT; THENCE N78°55'27"E 50.41'TO A POINT; THENCE N58°00'00"E 8.21' TO A POINT; THENCE RUNNING WITH THE EAST LINE OF SAID EASEMENT AND RUNNING THROUGH LINDA MOSES' PROPERTY S60°30'00"E 493.12' TO A POINT; THENCE S45°00'00"E 402.80' TO A POINT; THENCE S50°00'00"E 163.04' TO A POINT; THENCE S56°15'00"E 308.31' TO A POINT; THENCE S42°00'00"E 184.10' TO A POINT; THENCE S32°00'00"E 138.32' TO A POINT; THENCE S06°15'00"E 109.27' TO A POINT; THENCE S30°00'00"E 195.54' TO A POINT; THENCE S20°00'00"E 377.21' TO A POINT; THENCE S15°59'10"E 252.26' TO A POINT; THENCE S27°00'00"E 342.29'TO A POINT; THENCE S28°01'23"E 20.93' TO A POINT IN THE NORTH LINE OF MATTIE CANTRELL HEIRS' PROPERTY; THENCE WITH MATTIE CANTRELL N90°00'00"W 45.31' TO THE BEGINNING.

Easement II: MEETING HOUSE ROAD
40' INGRESS-EGRESS AND UTILITY EASEMENT
MATTIE CANTRELL HEIRS TO CHAPDELAINE ET AL

IN FAVOR OF CHAPDELAINE ET AL AS SHOWN ON PROPERTY MAP 55 PARCEL 67 DAVIDSON COUNTY, TENNESSEE IS A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM BULL RUN ROAD THROUGH THE MATTIE CANTRELL HEIRS PROPERTY TO THE SOUTH LINE OF LINDA MOSES DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST SIDE OF BULL RUN ROAD LOCATED N19°01'56"E 470.50' FROM AN EXISTING IRON PIN ON THE WEST SIDE OF BULL RUN ROAD, THE SOUTH EAST CORNER OF BARRY L. HEARN (REF DEED BOOK 6277 PAGE 473 R.O.D.C.) IN THE WEST LINE OF MILDRED CANTRELL (REF. DEED BOOK 3837 PAGE 736 R.O.D.C.) THENCE WITH THE WEST MARGIN OF A 40' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING THROUGH MATTIE CANTRELL HEIR'S PROPERTY FOLLOWING GENERALLY AN ANCIENT FENCE N53°52' 10"W 577.80' TO AN IRON PIN SET; THENCE N57°53'23"W 89.60' TO AN IRON PIN SET; THENCE N62°04'43"W 186.12' TO AN EXISTING IRON PIN; THENCE N56°00'36"W 93.93' TO AN IRON PIN SET; THENCE N41°21'47"W 147.59' TO AN IRON PIN SET; THENCE N22°05'13"W 205.45' TO AN IRON PIN SET; THENCE N25°29'54"W 73.22' TO AN EXISTING IRON ROD, THE SOUTHEAST CORNER OF BARRY L. HEARN (REF. DEED BOOK 6277 PAGE 473 R.O.D.C.); THENCE LEAVING MILDRED CANTRELL AND WITH HEARN'S EAST LINE N26°00'09"W 502.34' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF LINDA MOSES (REF. DEED BOOK 7641 PAGE 913 R.O.D.C.) IN THE EAST LINE OF THE AFOREMENTIONED BARRY L. HEARN; THENCE N90°00'00"E LEAVING HEARN AND WITH LINDA MOSES 44.51' TO AN IRON PIN SET; THENCE LEAVING MOSES AND WITH THE EAST LINE OF SAID EASEMENT S26°00"09"E 483.00' TOP AN IRON PIN SET; THENCE S25°29'54"E 74.59' TO AN IRON PIN SET; THENCE S22°05'13"E 199.85' TO AN IRON PIN SET; THENCE S41°21'47"E 135.65' TO AN IRON PIN SET; THENCE 556°00'36"E 86.66' TO AN IRON PIN SET; THENCE S62°04'43"E 185.46' TO AN IRON PIN SET; THENCE S57°53'23"E 92.47' TO AN IRON PIN SET; THENCE S53°52'10"E PASSING

AN IRON PIN SET AT 567.49' IN ALL 593.54' TO A POINT IN THE CENTER OF BULL RUN ROAD; THENCE WITH THE CENTER OF BULL RUN ROAD S19°48'32"W 41.68' TO A POINT; THENCE LEAVING THE CENTER OF BULL RUN ROAD N53°52'10"W 26.05' TO THE POINT OF BEGINNING.

The property herein above described and set forth is conveyed subject to such limitations, restrictions, and encumbrances asd may effect the premises.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF SEPT., 2008.

Perry A. Chapdelaine, Sr.

Perry A. Chapdelaine, Jr.

Randolph L. Chapdelaine

Lucelyn V. Chapdelaine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in the State and County aforesaid, the within named Perry A. Chapdelaine, Sr., Perry A. Chapdelaine, Jr., Randolph L. Chapdelaine, and Lucelyn V. Chapdelaine with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Williamson County, Tennessee, this 14 day of Sept., 2008.

Notary Public

My Commission expires: 4/3/12

I make oath that the actual consideration paid for this conveyance was $138,206.43.

Perry A. Chapdelaine, Sr. Perry A. Chapdelaine, Jr. Randolph L. Chapdelaine Lucelyn V. Chapdelaine

Sworn and subscribed before me this 14th of Sept, 2008

Notary Public

My Commission expires: 4/3/12