This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 02/11/09 12:01 2 pgs
Fees:13.00 Taxes:888.00
20090211-0011899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 9th day of February, 2009.

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information
Daniel Thompson 8460 Old Charlotte Pike Pegram, TN 37143	Tennessee Bank & Trust 330 Mayfield Drive Suite C-6 Franklin, TN 37067	113-1.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Troy Pepper, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel Thompson and wife, Elizabeth Thompson, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:
Commencing at an iron rod situated in the northerly margin of old Charlotte Pike, said point being the southwest corner of the Jeffery K. and Susan J. Curtis property of record in Book 11646, Page 968, Register's Office for Davidson County, Tennessee. Thence, along said road, south 61 deg. 48 min. 08 sec. west, a distance of 47.46 feet to an iron rod; Thence, along said road, south 74 deg. 11 min. 41 sec. west, a distance of 102.30 feet to an iron rod; Thence, along said road, south 86 deg. 00 min. 14 sec. west, a distance of 116.44 feet to an iron rod; Thence, north 88 deg. 19 min. 25 sec. west, a distance of 129.00 feet to the point of beginning of the herein described tract of land; Thence, along said road, north 88 deg. 19 min. 25 sec. west, a distance of 97.27 feet to an iron rod; Thence, leaving said road, north 83 deg. 13 min. 26 sec. west, a distance of 187.62 feet to an iron rod; Thence, leaving said road, north 01 deg. 50 min. 46 sec. west, a distance of 133.76 feet to a 15 feet hickory tree; Thence, north 00 deg. 26 min. 22 west, a distance of 108.20 feet to an iron rod; Thence, north 27 deg. 09 min. 07 sec. east, a distance of 94.36 feet to an iron rod; Thence, north 00 deg. 53 min. 11 sec. west, a distance of 90.14 feet to an iron rod; Thence, north 03 deg. 08 min. 18 sec. west, a distance of 81.86 feet to an iron rod; Thence, along a curve to the right having a central angle of 85 deg. 08 min. 41 sec., a radius of 162.96 feet, a tangent of 149.71 feet, a length of 2421.17 feet, and having a chord which bears north 39 deg. 26 min. 06 sec. east, a distance of 220.49 feet to an iron rod; Thence, north 82 deg. 00 min. 30 sec. east, a distance of 236.87 feet to an iron rod; Thence, south 08 deg. 37 min. 56 sec. west, a distance of 735.21 feet to the point of beginning and containing 220,415,564 square feet, or 5.60 acres of land more or less.

Being the same property conveyed to Troy Pepper by deed from Ramona Phillips, an unmarried woman, of record in Instrument No. 20080213-0014415, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 8460 Old Charlotte Pike, Pegram, TN 37143.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this the 9th day of February, 2009.

Troy Pepper by and through his attorney in fact

Troy Pepper

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of February, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Troy Pepper, by his Power of Attorney dated 1/29/09, and who acknowledged that he executed the same as the free act and deed of Troy Pepper.

Witness my hand and official seal this 9th day of February, 2009

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY