BILL GARRETT, Davidson County
Trans:T20090027622 DEEDWARR
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Fees:28.00 Taxes:91.35
20090428-0038019

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kyle F. Adkins, et ux 905 Hitt Lane Goodlettsville, TN 37072	Same as New Owner	Map 18 Parcel 162

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLY D. BUTLER and wife, ELLIE G. BUTLER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KYLE F. ADKINS and wife, HEATHER T. ADKINS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Barnes property as described in Deed Book 9608 Page 594;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 476.07 feet to an iron rod;

Thence, South 35 degrees 33 minutes 48 seconds West, a distance of 247.03 feet to an iron rod;

Thence, South 33 degrees 40 minutes 05 seconds West, a distance of 644.83 feet to the true point of being of the described property hereon;

Thence, South 33 degrees 40 minutes OS seconds West, a distance of 727.81 feet to an iron rod in a fence, also being the northeast corner of the Stephens property as described in Deed Book 5342 Page 494;

Thence, with a fence North 48 degrees 39 minutes 30 seconds West, a distance of 338.64 feet to an iron rod , also being the southeast corner of Tract 6;

Thence, With Tract 6 North 26 degrees 44 minutes 07 seconds East, a distance of 677.21 feet to an iron rod also being the southeast corner of Tract I;

Thence, North 45 degrees 45 minutes 20 seconds East, a distance of 28.94 feet to an iron rod also being the southwest corner of Tract 4;

Thence with Tract South 53 degrees 49 minutes 48 seconds East, a distance of 431.68 feet to the true point of being of the described property

Together with 1) ingress/egress easement of record in Instrument No. 20080402 0032971, Register of Deeds, Davidson County, Tennessee; and 2) a perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated Aug. 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115, phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

20' Ingress/Egress Easement: Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument #200305130064474;

Thence, South 15 degrees 28 minutes 32 seconds West a distance of 306.34 feet to a point;

Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point;

Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point;

Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point, also being the southwest corner of Tract #2;

Thence, South 09 degrees 35 minutes 41 seconds We a distance of 122.97 feet to a point;

Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point;

Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 9842 feet to a point;

Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71 .45 feet to a point;

Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point;

Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point;

Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point;

Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288:61 feet to a point,

Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point;

Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point,

Thence, North 62 degree 08 minutes 45 seconds East, a distance of 132.58 feet to a point;

Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point;

Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point;

Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81feet to a point;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the northwest corner of Tract #4;

Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point;

Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a point;

Thence, North 15 degrees 48 minutes 18 seconds East. a distance of 72.92 feet to a point;

Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point;

Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81 feet to a point;
Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point;

Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning.

Together with:

Septic Easement Across Tract 4:

Beginning at a point along the east property line, also being the northeast corner of Tract 5 and the southeast corner of Tract 4;

Thence, North 53 degrees 49 minute 48 seconds West, a distance of 10.00 feet to the true point of beginning of the easement described hereon;

Thence, North 33 degrees 40 minutes 05 seconds East, a distance of 644.56 feet to a point;

Thence, North 35 degrees 33 minutes 48 seconds East, a distance of 27.23 feet to a point;

Thence, North 58 degrees 00 minutes 36 seconds West, a distance of 15.03 feet to a point;

Thence, South 35 degrees 33 minutes 48 seconds West, a distance of 26.55 feet to a point;

Thence, South 33 degrees 40 minutes 05 seconds West, a distance of 644.15 feet to a point;

Thence, South 53 degrees 49 minutes 48 seconds East, a distance of 15.01 feet to the true point of beginning containing 0.231 acres more or less.

Together with:

Septic Easement Across Tract 3:

Beginning at a point along the east property line, also being the northeast corner of Tract 4 and the southeast corner of Tract 3;

Thence, North 58 degrees 00 minutes 36 seconds West, a distance of 1 0.02 feet to the true point of beginning of the described easement;

Thence, North 58 degrees 00 minutes 36 seconds East, a distance of 15.03 feet to a point;

Thence, North 35 degrees 33 minutes 48 seconds East a distance of 192.63 feet to a point;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 91.54 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to a point;

Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 91.03 feet to a point;

Thence, South 35 degrees 33 minutes 48 seconds West, a distance of 192.04 feet to the true point of beginning containing 0.098 acres more or less.

Together with:

Septic Easement Across Tract 2:

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast comer of Tract 2;

Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 10.02 feet to the true point of beginning of the described easement hereon;

Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 11.14 feet to a point;

Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 121.25 feet to a point;

Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 33.27 feet to a point;

Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 51.60 feet to a point,

Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 90.19 feet to a point;

Thence, North 81 degrees 25 minutes 10 seconds East, a distance of 29.63 feet to a point;

Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 57.64 feet to a point;

Thence, North 02 degrees 32 minutes 39 seconds West, a distance of 28.04 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 173.11 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 295.82 feet to a point;

Thence, South 32. degrees 54 minutes 25 seconds West, a distance of 6.11 feet to a point;

Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.489 acres more or less.

Together with:

Tract 5 Septic Area:

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608 Page 594;

Thence, South 71 degrees 23 minutes 18 seconds West, a distance of 55.74 feet to the true point of beginning of the described septic area hereon;

Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 13.76 feet to a point;

Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 153.89 feet to a point;

Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 159.60 feet to a point;

Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 30.32 feet to a point;

Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 44.88 feet to a point;

Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 96.91 feet to a point;

Thence, North 87 degrees 25 minutes 10 seconds East, a distance of 30.31 fret to a point;

Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 49.25 feet to the true point of beginning containing 0.303 acres more or less.

BEING the same property conveyed to Billy D. Butler and wife, Ellie G. Butler, by deed from Stacey L. Marchand, unmarried, of record in Instrument No. 20081007-0101758, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property containing 6.169 acres, more or less, and being known as Tract #5, located on Brick Church Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to rollback taxes if property use converted or buyer does not timely apply or and obtain approval for greenbelt status; greenbelt application of record in Instrument No. 20080425-0042222, said Register's Office.

3. Subject to Restrictions as set forth and described in the Warranty Deed of record in Instrument No. 20081007-0101758, said Register's Office.

4. Subject to Ingress/egress, Utility and Septic Easements Agreement of record in Instrument No. 20081007-0101755, said Register's Office.

5. Subject to Grant of Easement of record in Instrument No. 20080402-0032971, said Register's Office.

6. Subject to the Right of Way of Brick Church Pike.

7. Subject to a 100 foot TVA Easement which crosses said tract.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Billy D Butler
BILLY D. BUTLER

Ellie G. Butler
ELLIE G. BUTLER

"GRANTEES"

Kyle T Adkins
KYLE T. ADKINS

Heather D Adkins
HEATHER T. ADKINS

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY D. BUTLER and wife, ELLIE G. BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 day of ~~March~~ April, 2009.

Jenny M Robertson
NOTARY PUBLIC

My Commission Expires: 3/20/2010

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE F. ADKINS and wife, HEATHER T. ADKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 day of ~~March~~ April, 2009.

Jenny M Robertson
NOTARY PUBLIC

My Commission Expires: 3/20/2010

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $24,690.16.

Kyle F Adkins
Affiant

Sworn to and subscribed before me, this the 7 day of ~~March~~ April, 2009.

Jenny M Robertson
NOTARY PUBLIC

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

3/20/2010