WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

YVETTE LYNN MELDRUM — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090046747 DEEDWARR
Recvd: 07/13/09 10:57 5 pgs
Fees: 28.00 Taxes: 240.50

20090713-0065041

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Jones and Donna C. Jones, husband and wife.	NEW OWNER	A PORTION OF 11000018000
(NAME)	(NAME)	
1689 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	2009-0313
Hermitage, TN37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Robert E. Lee and wife, Patricia Lee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Jones and Donna C. Jones, husband and wife,** 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:

Being a parcel of land located in the 12th Councilmanic District of Davidson County, Tennessee, being a portion of Lot 1 as shown on the final plat of The Revision to Orville Earhart Subdivision as recorded in Book 6200, page 142, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an old concrete monument, said point being the Northwest corner of said Lot 1;

Thence South 82 degrees 30 minutes 13 seconds East, 303.66 feet to an old iron rod being the Southwest corner of Lot 2 of the plat of the John C. Fisher Property as recorded in Book 5060, page 60, R.O.D.C., TN;

Thence South 82 degrees 53 minutes 16 seconds East, 80.72 feet to the Northeast corner of the herein described parcel, being witnessed by an old iron rod South 04 degrees 15 minutes 10 seconds West, 0.50 feet, and being a common corner with James and Donna Jones as recorded in Instrument Number 200605010049768, R.O.D.C., TN;

Thence South 12 degrees 23 minutes 42 seconds West, 229.48 feet to a new iron rod marking a new division line;

Thence, with said new division line, North 82 degrees 35 minutes 03 seconds West, 378.52 feet to a new iron rod lying in the East margin of Smotherman Lane;

Thence, with said margin, North 10 degrees 56 minutes 00 seconds East 229.04 to the point of beginning and having an area of 2.00 acres, more or less according to a survey performed by Weatherford and Associates, LLC PO BOX 8248, Hermitage, TN 37076 RLS #1941.

Being a portion of the property conveyed to Robert E. Lee by Orville Earheart and wife, Allie Mae Earheart, of record in Book 6424, page 562, said Register's Office and being dated 11/12/1984.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable. Said property is not approved as a separate building site by the governing authorities, subject to all matters appearing of public record.

This property, known as 2 acres - Tract 2 Boundary Survey, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wife of Robert E. Lee, Patricia A. Lee, hereby joins in the conveyance to conveying any and all interest she may have in subject property by virtue of her marriage.

Attached as Exhibit "A" is the Land Description of James and Donna Jones for their current property as vested to them in Instrument No. 200605010049768, said Register's Office and including this new conveyance of 2.00 acres more or less for a total property area of 7.63 acres more or less.

Attached as Exhibit "B" is the Land Description of Robert E. Lee for his remaining property (after this conveyance) of a total property area of 7.46 acres more less and being a portion of the property conveyed to Robert E. Lee of record in Book 6424, page 562, said Register's Office.

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. 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/our hand(s) this 10th DAY OF JULY, 2009.

Robert E. Lee

Patricia A. Lee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Lee and wife, Patricia A. Lee with whom I am personally acquainted (or provided 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 the 10th day of July, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Land Description

All of Map 110, Parcel 9.02 and a portion of Map 110, Parcel 180

Prepared By:
Weatherford and Associates, LLC
P.O.Box 8248
Hermitage, TN 37076
615-391-3044
Paul G. Weatherford, RLS
TNRLS#1941
May 8, 2009

Note:
This description was prepared based on a field run survey by the author.

Being a parcel of Land located in the 12th Councilmanic District of Davidson County, Tennessee, being all of the property as recorded in Instrument 200605010049768, R.O.D.C., TN and a portion of Lot 1 as shown on the final plat of The Revision To Orville Earhart Subdivision as recorded in Book 6200, Page 142, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a point in the centerline of Stuarts Ferry Pike;

Thence, leaving said centerline, NORTH 12 DEGREES 23 MINUTES 42 SECONDS EAST, 26.06 feet to an old iron rod, the Southeast corner to Lot 1 of The Revision To Orville Earhart Subdivision as recorded in Book 6200, Page 142, R.O.D.C., TN;

Thence, NORTH 12 DEGREES 23 MINUTES 42 SECONDS EAST, 970.10 feet to a new iron rod marking a new division line of the Robert Lee property;

Thence, SOUTH 82 DEGREES 35 MINUTES 03 SECONDS EAST, 378.52 feet to a new iron rod lying in the East margin of Smotherman Lane;

Thence, with said margin, NORTH 10 DEGREES 56 MINUTES 00 SECONDS EAST 229.04 to an old concrete monument lying in the South line of David and Teresa Knowles as recorded in Instrument Number 200605030051233, R.O.D.C., TN;

Thence, SOUTH 82 DEGREES 30 MINUTES 13 SECONDS EAST, 303.66 feet to an old iron rod being the Southwest corner to Lot 2 of the plat of the John C. Fisher Property as recorded in Book 5060, Page 60, R.O.D.C., TN;

Thence, SOUTH 82 DEGREES 53 MINUTES 16 SECONDS EAST, 80.72 feet to the Northeast corner of said Lot 1, being witnessed by an old iron rod SOUTH 04 DEGREES 15 MINUTES 10 SECONDS WEST, 0.50 feet;

Thence, SOUTH 82 DEGREES 53 MINUTES 16 SECONDS EAST, 130.47 feet to an old iron rod, the Southeast corner of Lot 1 of the John C. Fisher Property as recorded in Book 5060, Page 60, R.O.D.C., TN;

Thence, SOUTH 83 DEGREES 12 MINUTES 35 SECONDS EAST, 69.15 feet to an old iron rod being a common corner with Doris Pardue, as recorded in Book 11734, Page 919 and 921, R.O.D.C., TN;

Thence, SOUTH 12 DEGREES 54 MINUTES 44 SECONDS WEST, 1315.89 feet to the centerline of Stuarts Ferry Pike and passing a new iron rod at 1289.22 feet being a witness monument set 25 feet from the centerline of said roadway;

Thence, NORTH 56 DEGREES 40 MINUTES 57 SECONDS WEST, 200.05 feet to the point of beginning and containing 7.63 Acres.



Exhibit "B"

Land Description

A Portion of Map 110, Parcel 180
The Lee Property, Tract 1

Prepared By:
Weatherford and Associates, LLC
P.O.Box 8248
Hermitage, TN 37076
615-391-3044
Paul G. Weatherford, RLS
TNRLS#1941
May 8, 2009

Note:
This description was prepared based on a field run survey by the author.

Being a parcel of Land located in the 12th Councilmanic District of Davidson County, Tennessee, being a portion of Lot 1 as shown on the final plat of The Revision To Orville Earhart Subdivision as recorded in Book 6200, Page 142, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an old concrete monument at the intersection of the Rights-of-Way of Stuarts Ferry Pike (50 foot Right-of-Way) and Smotherman Lane (Right-of-Way varies), as shown on said plat;

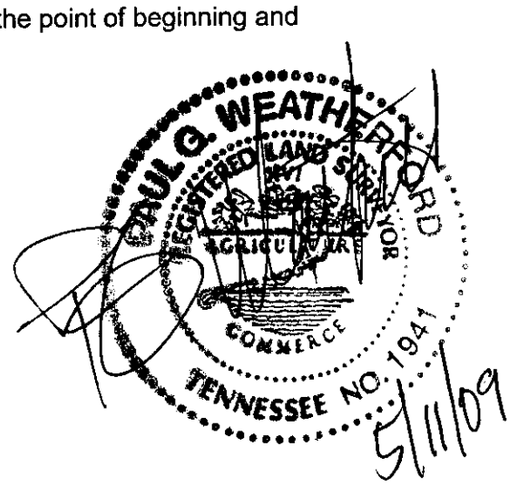
Thence, with the East margin of Smotherman Lane , NORTH 10 DEGREES 56 MINUTES 00 SECONDS EAST, 807.95 feet to a new iron rod marking a new division line;

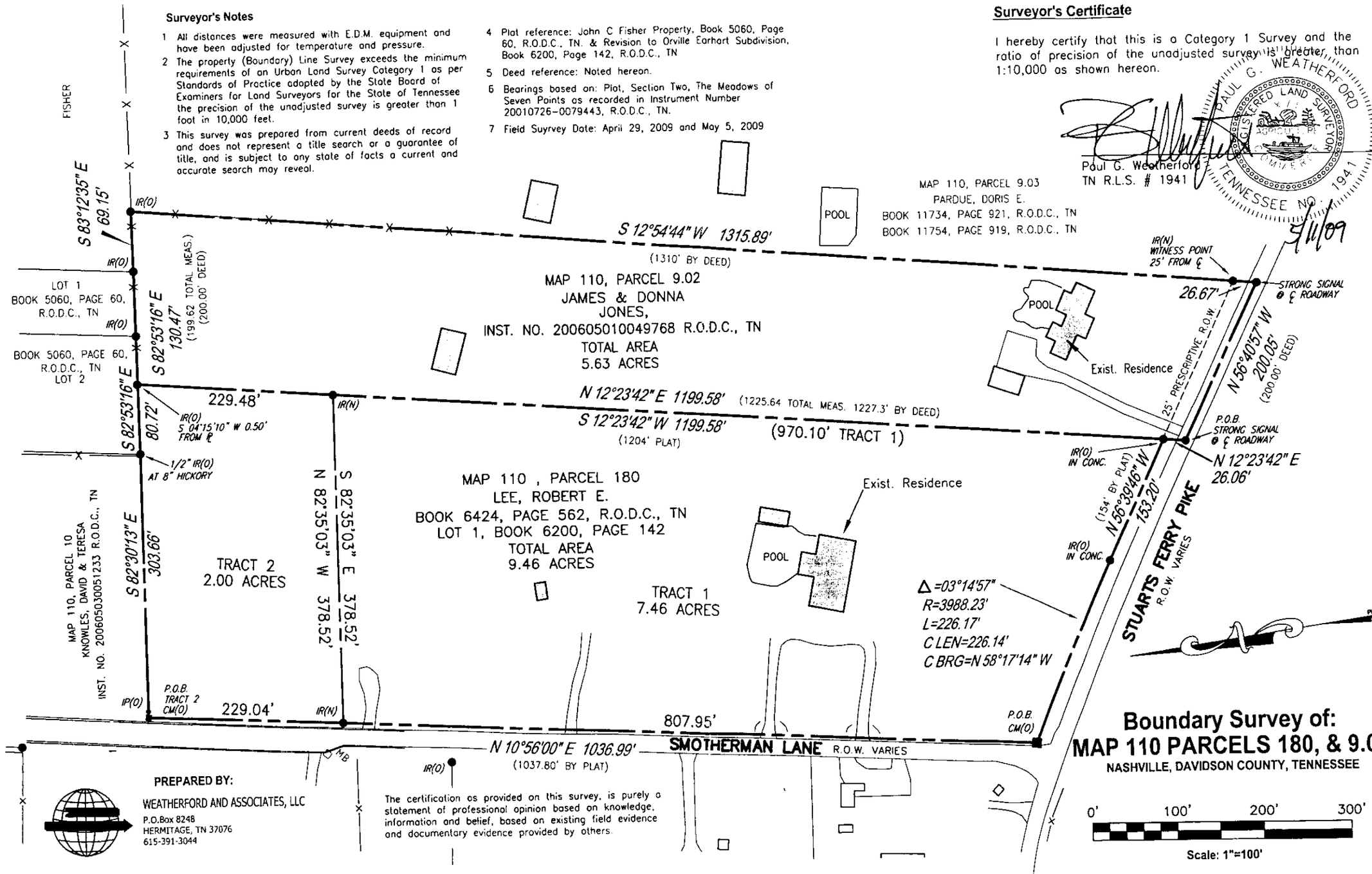
Thence, SOUTH 82 DEGREES 35 MINUTES 03 SECONDS EAST, 303.66 feet to a new iron rod lying in the South line of James and Donna Jones as recorded in Instrument Number 200605010049768, R.O.D.C., TN;

Thence, SOUTH 12 DEGREES 23 MINUTES 42 SECONDS WEST, 970.10 feet to an old iron rod lying in the Northern margin of said Stuarts Ferry Pike;

Thence, with said margin, NORTH 56 DEGREES 39 MINUTES 46 SECONDS WEST, 153.20 feet to an old iron rod;

Thence, with a curve turning to the left with an arc length of 226.17 feet, with a radius of 3988.23 feet, with a chord bearing of NORTH 58 DEGREES 17 MINUTES 14 SECONDS WEST , and a chord length of 226.14 feet to the point of beginning and having an area of 7.46 Acres.




Surveyor's Notes
1 All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2 The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3 This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
4 Plat reference: John C Fisher Property, Book 5060, Page 60, R.O.D.C., TN. & Revision to Orville Earhart Subdivision, Book 6200, Page 142, R.O.D.C., TN
5 Deed reference: Noted hereon.
6 Bearings based on: Plat, Section Two, The Meadows of Seven Points as recorded in Instrument Number 20010726-0079443, R.O.D.C., TN.
7 Field Suyrvey Date: April 29, 2009 and May 5, 2009
Surveyor's Certificate
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.
Paul G. Weatherford
TN R.L.S. # 1941
PAUL G. WEATHERFORD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1941
5/11/09
FISHER
S 83°12'35" E 69.15'
IR(O)
LOT 1
BOOK 5060, PAGE 60,
R.O.D.C., TN
BOOK 5060, PAGE 60,
R.O.D.C., TN
LOT 2
S 82°53'16" E 130.47'
(199.62 TOTAL MEAS.)
(200.00' DEED)
S 82°53'16" E 80.72'
IR(O)
S 04°15'10" W 0.50' FROM ℄
1/2" IR(O) AT 8" HICKORY
S 82°30'13" E 303.66'
MAP 110, PARCEL 10
KNOWLES, DAVID & TERESA
INST. NO. 200605030051233 R.O.D.C., TN
S 12°54'44" W 1315.89'
(1310' BY DEED)
MAP 110, PARCEL 9.02
JAMES & DONNA
JONES,
INST. NO. 200605010049768 R.O.D.C., TN
TOTAL AREA
5.63 ACRES
MAP 110, PARCEL 9.03
PARDUE, DORIS E.
BOOK 11734, PAGE 921, R.O.D.C., TN
BOOK 11754, PAGE 919, R.O.D.C., TN
POOL
IR(N)
WITNESS POINT
25' FROM ℄
STRONG SIGNAL
@ ℄ ROADWAY
26.67'
POOL
Exist. Residence
25' PRESCRIPTIVE R.O.W.
N 56°40'57" W 200.05'
(200.00' DEED)
N 12°23'42" E 1199.58'
(1225.64 TOTAL MEAS. 1227.3' BY DEED)
S 12°23'42" W 1199.58'
(1204' PLAT)
229.48'
(970.10' TRACT 1)
P.O.B.
STRONG SIGNAL
@ ℄ ROADWAY
N 12°23'42" E
26.06'
IR(O)
IN CONC.
(154' BY PLAT)
N 56°39'46" W
153.20'
IR(O)
IN CONC.
MAP 110 , PARCEL 180
LEE, ROBERT E.
BOOK 6424, PAGE 562, R.O.D.C., TN
LOT 1, BOOK 6200, PAGE 142
TOTAL AREA
9.46 ACRES
Exist. Residence
POOL
TRACT 2
2.00 ACRES
TRACT 1
7.46 ACRES
N 82°35'03" W 378.52'
S 82°35'03" E 378.52'
Δ=03°14'57"
R=3988.23'
L=226.17'
C LEN=226.14'
C BRG=N 58°17'14" W
STUARTS FERRY PIKE
R.O.W. VARIES
P.O.B.
TRACT 2
CM(O)
IP(O)
229.04'
IR(N)
807.95'
P.O.B.
CM(O)
N 10°56'00" E 1036.99'
(1037.80' BY PLAT)
SMOTHERMAN LANE R.O.W. VARIES
MB
IR(O)
PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.Box 8248
HERMITAGE, TN 37076
615-391-3044
The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
Boundary Survey of:
MAP 110 PARCELS 180, & 9.02
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
0' 100' 200' 300'
Scale: 1"=100'