BILL GARRETT, Davidson County
Trans:T20090072327 DEEDWARR
Recvd: 10/23/09 14:43 3 pgs
Fees:18.00 Taxes:296.00
20091023-0098258

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	Same as New Owner	Map Parcel P/O - 018 000 03700 P/O - 018 000 06500 P/O - 018 000 03800

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, JACK H. STEPHENS, DONNA L. STEPHENS, FRANK DONALD ADKINS, JUDY P. ADKINS, KYLE F. ADKINS and HEATHER T. ADKINS , 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:

TRACT NO. 6: A tract of land situated in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, described according to a survey by R. L. Montoya Land Surveying dated August 11, 2009.

Beginning at an iron rod in the northerly margin of Hitt Lane, said point being the south west corner of this described tract, the south east corner of Tract No. 5; thence, leaving said margin along the common line of this tract and Tract No. 5 North 68 degrees 25 minutes 39 seconds West 150.00 feet to an iron rod; thence, North 28 degrees 32 minutes 40 seconds West 734.86 feet to a point in the southerly line of the remaining property of Adkins and Stephens, being the north west corner of this tract and the north east corner of Tract No. 5; thence, along the north line of this tract North 36 degrees 57 minutes 41 seconds East 199.50 feet to a point, said point being the north east corner of this tract; thence, along the easterly line of this tract as follows, South 52 degrees 18 minutes 23 seconds East 417.87 feet to an iron rod; thence, South 29 degrees 13 minutes 33 seconds West 253.57 feet to an iron rod; thence, South 68 degrees 11 minutes 13 seconds East 346.04 feet to an iron rod in the northerly margin of Hitt Lane; thence, with said margin with a curve to the left having a delta angle 9 degrees 40 minutes 28 seconds, a radius of 1302.41 feet, a length of 219.91 feet a chord of North 61 degrees 49 minutes 42 seconds West

219.65 feet to a point; thence, South 28 degrees 10 minutes 18 seconds West 80.00 feet to the point of beginning, containing 5.03 acres more or less.

INCLUDED in the above tract is an easement for sewage disposal area for Tract No. 5 and described as follows:

Beginning at an iron rod located in the south west corner of Tract No. 6, the southeast corner of Tract No. 5 in the westerly margin of Hitt Lane; thence, along the line common to Tracts 5 and 6 North 68 degrees 25 minutes 39 seconds West 33.10 feet to a point, this being the point of beginning for this described easement; thence, continuing along said property line North 68 degrees 25 minutes 39 seconds West 51.01 feet to a point, thence, along a new line North 32 degrees 68 minutes 39 seconds East 72.55 feet to a point; thence, South 57 degrees 01 minutes 21 seconds East 50.00 feet to a point; thence, South 32 degrees 58 minutes 39 seconds West 62.46 feet to the point of beginning, containing 3375.2 square feet, 0.08 acres, more or less.

BEING part of the same property conveyed to Jack H. Stephens, Donna L. Stephens, Frank Donald Adkins and Judy P. Adkins by deed from Joe Peay and wife, Pauline Peay, of record in Book 5342, page 494, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Frank Donald Adkins and wife, Judy P. Adkins, by deed from Joe Peay and wife, Pauline Ott Peay of record in Book 4581, page 736, said Register's Office, and a part of the same property conveyed to Kyle F. Adkins by deed from Judy P. Adkins and Donna P. Stephens of record in Instrument No. 20030813-0115592, said Register's Office.

This is unimproved property located on Hitt Lane, Goodlettsville, TN 37072.

The foregoing description was prepared from a survey dated August 11, 2009, by R. L. Montoya, R. L. Montoya-Land Surveying, Registered Land Surveyor, No. 697.

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, by the GRANTEES, when due.

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 unto 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"

JACK H. STEPHENS

DONNA L. STEPHENS

FRANK DONALD ADKINS

JUDY P. ADKINS

KYLE F. ADKINS

HEATHER T. ADKINS

"GRANTEES"

KYLE F. 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, JACK H. STEPHENS, DONNA L. STEPHENS, FRANK DONALD ADKINS, JUDY P. ADKINS, KYLE F. ADKINS and 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 and official seal this the 23 day of October, 2009.

NOTARY PUBLIC

JENNY M. ROBERTSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/20/2010

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 23 day of October, 2009.

NOTARY PUBLIC

JENNY M. ROBERTSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/20/2010