PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50304
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel G. Stage Jane Smith-Stage 315 Fann Road Nolesnville, Tennessee	Same

TAX MAP-PARCEL NUMBERS: 18700014500

BILL GARRETT, Davidson County
Trans:T20100000132 DEEDWARR
Recvd: 01/04/10 10:23 2 pgs
Fees:13.00 Taxes:1202.50
20100104-0000195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marshall Graves, unmarried and Joy Graves, unmarried,** hereinafter called the **Grantor**, have bargained and sold, and by these presents does hereby transfer and convey unto **Samuel G. Stage and spouse, Jane Smith-Stage** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Tract of land in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in a 50 foot wide private road known as Fann Road, said point being the southeast corner of the property conveyed to Larry D. Mullins, the northeast corner of a tract of land deeded to William Roscoe Tanner, and the southeast corner of the herein described land; thence, leaving said private road with a line common to Tanner, North 83 degrees 47 minutes 59 seconds West, passing an iron pin set at 25.00 feet, a total distance of 747.63 feet to an iron pin existing; thence, with a line common to Tanner, North 05 degrees 44 minutes 09 seconds East, 111.43 feet to an iron pin existing a common corner to Edward Walter Hill; thence, with a line common to Hill, North 06 degrees 34 minutes 00 seconds East, 164.75 feet to an iron pin set; thence, with a new line serving the lands of Larry D. Mullins South 88 degrees 41 minutes, 59 seconds East, 368.66 feet to an iron pin set; thence, with a severance line, South 73 degrees 32 minutes 03 seconds East, passing at 405.85 feet an iron pin set, a total distance of 430.85 feet to a point in Fann Road; thence with Fann Road, South 06 degrees 07 minutes 30 seconds West, 59.80 feet to a point; thence, with Fann Road, South 20 degrees 35 minutes 00 seconds West, 176.61 feet to the point of beginning, according to a survey by Billy Carl Tomlin & Associates RLS #383, dated March 13, 1994. Together with and subject to Land Owners Association and Private Roadway Easement of record in Book 6436, page 461, said Register's Office and amended in Book 6503, page 842, said Register's Office.

Being the same property conveyed to Marshall Graves and wife, Joy Graves by warranty deed from Jeffrey R. Lipscomb and wife, Caren A. Lipscomb, dated Dec. 13, 2002 and recorded on Dec. 20, 2002 of record in Doc. No. 20021220-0157366, Register's Office for Davidson County, Tennessee. The said parties have since divorced by Final Decree of Divorce, Docket 07D-3353 in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; Land Owners Association and Private Roadway Easement of record in Book 6436, page 461, amended in Book 6444, page 172 and Book 6503, page 842, said Register's Office. Overhead Line Easement of record in Book 6769, page 197, said Register's Office.

Restrictions contained in instruments of record in Book 6436, page 454, amended in Doc. No. 20091123-0107599, said Register's Office.

This is improved property, known as: 315 Fann Road, Nolensville, Tennessee 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 2009.

Marshall Graves

Joy Graves

State of TENNESSEE
County of DAVIDSON

On this 31st day of December, 2009 , before me the undersigned authority, personally appeared Marshall Graves and Joy Graves , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 31st day of December, 2009

Notary Public

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011