BILL GARRETT, Davidson County
Trans:T20100016232 DEEDWARR
Recvd: 03/19/10 12:50 7 pgs
Fees:38.00 Taxes:155.40

20100319-0020813

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00 .

Jane B. Stranch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2010.

Sara S. Goodman
Notary Public

MY COMMISSION EXPIRES: July 5, 2011
(AFFIX SEAL)

SARA S. GOODMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT PREPARED BY
BRANSTETTER, STRANCH & JENNINGS, PLLC, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **JANE B. STRANCH, AS TRUSTEE**	(NAME) **Same**	**Map: 155** **Parcel: 80**
(STREET ADDRESS OR ROUTE NO.) **8060 Poplar Creek Road**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, TN 37221**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of no dollars and solely as a gift, we, **CECIL D. BRANSTETTER, SR. AND WIFE, CHARLOTTE C. BRANSTETTER,** hereinafter called the GRANTORS, have contributed and by these presents do transfer and convey unto the **JANE B. STRANCH** as Trustee of The Jane Branstetter Stranch 2005 Children's Trust dated December 29, 2005, with full power and authority to protect, conserve, sell, lease, or encumber or otherwise manage and dispose of the real property described herein without the joinder of any beneficiary or other party, hereinafter called the GRANTEE, her successors and assigns, an approximately 11.5% undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows: Description and Depiction in Exhibit A attached hereto. As a result of this conveyance, the GRANTEE now owns 100% of the property as Trustee.

Grantor Cecil D. Branstetter, Sr. reserves unto himself and to James G. Stranch III and/or Jane B. Stranch, for each of their lives, the right of first refusal in the event of sale of the property.

Being a part of the same property conveyed to Cecil D. Branstetter, Sr. and wife, Charlotte C. Branstetter by deed from Annie Mai Claxton of record in Deed Book 3611, Page 233, Register's Office for Davidson County, Tennessee, and of the property conveyed to Cecil D. Branstetter by deed from Frank Claxton, et al, of record in Deed Book 4745, page 599, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Poplar Creek Road in Davidson County, Tennessee.

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, her successors and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, her successors and assigns, forever, 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 on this 3rd day of March, 2010.

By: Cecil D Branstetter, Sr.
CECIL D. BRANSTETTER, SR.

By: Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the within named **Cecil D. Branstetter, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of March, 2010.

Sara S. Goodman
Notary Public

My Commission Expires:
July 5, 2011

SARA S. GOODMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the within named **Charlotte C. Branstetter,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that she executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of March, 2010.

Sara S. Goodman
Notary Public

My Commission Expires:
July 5, 2011

SARA S. GOODMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

PROPERTY DESCRIPTION

Cecil D. Branstetter
Map 155, Page 80 (portion)

All that tract or parcel of land lying in the 9th Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the property shown on Tax Map 155, as Parcel 80, and being more particularly described as follows;

BEGINNING at a point on the southern right-of-way of Poplar Creek Road at the northeastern corner of Poplar Creek Estates, Phase 5, Section B-1, recorded in Plat Book 9700, Page 716 in the Register's Office of Davidson County, Tennessee, (R.O.D.C.T.).

1. Thence, South 02° 48' 35" West for a distance of 304.80 feet along the eastern line of Poplar Creek Estates, Phase 5, Section B-1, to a point on the northeastern corner of Poplar Creek Estates, Phase 5, Section B-2, recorded as instrument number 20021203-0148379 R.O.D.C.T.;

2. Thence, along the eastern line of Poplar Creek Estates, Phase 5, Section B-2 for the next three calls South 09° 49' 48" West for a distance of 201.04 feet, to a point;

3. Thence, South 31° 18' 37" West for a distance of 390.25 feet to a point;

4. Thence, South 65° 03' 35" West for a distance of 300.00 feet to a point on the northeastern corner of Poplar Creek Estates, Phase 5, Section A, recorded in Plat Book 9700, Page 390;

5. Thence, South 19° 00' 06" East for a distance of 497.07 feet to a point on the northwestern corner of Poplar Creek Estates, Phase 4 recorded in Plat Book 9700, Page 195, R.O.D.C.T.;

6. Thence, along the northern line of Poplar Creek Estates, Phase 4, for the next four calls, North 65° 03' 35" East for a distance of 478.50 feet to a point;

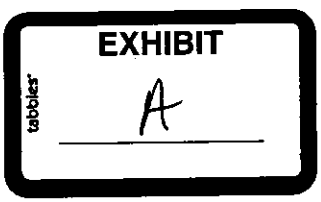
7. Thence, North 65° 03' 35" East for a distance of 190.25 feet to a point;

8. Thence, South 81° 55' 50" East for a distance of 272.50 feet to a point;

9. Thence, South 57° 22' 06" East for a distance of 373.16 feet to a point on the western line of Poplar Creek Estates, Phase 2 recorded in Plat Book 6900, Page 339, R.O.D.C.T.;

10. Thence, along the western line of Poplar Creek Estates, Phase 2, for the next nine calls, North 32° 37' 54" East for a distance of 150.92 feet to a point;

11. Thence, North 57° 22' 06" West for a distance of 57.70 feet to a point;



12. Thence, North 03° 59' 47" West for a distance of 74.74 feet to a point;

13. Thence, North 32° 37' 54" East for a distance of 126.00 feet to a point;

14. Thence, North 57° 22' 06" West for a distance of 93.66 feet to a point;

15. Thence, North 03° 59' 40" West for a distance of 254.45 feet to a point;

16. Thence, North 86° 00' 20" East for a distance of 354.00 feet to a point;

17. Thence, North 42° 00' 29" East for a distance of 49.92 feet to a point;

18. Thence, North 86° 00' 20" East for a distance of 484.19 feet to a point on the western line of South Colony At Riverbend recorded in Plat Book 6900, Page 271, R.O.D.C.T.;

19. Thence, along the western line of South Colony At Riverbend for the next three calls, North 03° 46' 26" West for a distance of 266.47 feet to a point;

20. Thence, North 27° 39' 35" East for a distance of 38.00 feet to a point;

21. Thence, North 03° 23' 30" West for a distance of 126.47 feet to a point on the southern right-of-way of Poplar Creek Road;

22. Thence, South 71° 48' 27" West for a distance of 21.31 feet along the southern right-of-way of Poplar Creek Road to a point on the eastern line of Cecil D. Branstetter property recorded in Deed Book 9081, Page 740, R.O.D.C.T.;

23. Thence, along the southern line of Cecil D. Branstetter property for the next ten calls South 01° 43' 32" East for a distance of 112.22 feet to a point;

24. Thence, South 83° 01' 39" West for a distance of 112.08 feet to a point;

25. Thence, South 48° 11' 23" West for a distance of 38.02 feet to a point;

26. Thence, South 38° 29' 08" West for a distance of 63.33 feet to a point;

27. Thence, South 46° 50' 26" West for a distance of 77.24 feet to a point;

28. Thence, South 58° 02' 30" West for a distance of 39.37 feet to a point;

29. Thence, South 82° 55' 01" West for a distance of 268.34 feet to a point;

30. Thence, North 08° 25' 23" West for a distance of 128.93 feet to a point;

31. Thence, South 82° 37' 31" West for a distance of 275.58 feet to a point;

32. Thence, North 00° 33' 37" East for a distance of 156.48 feet to a point on the southern right-of-way of Poplar Creek Road;

33. Thence, along the southern right-of-way of Poplar Creek Road for the next five calls, North 70° 30' 26" West for a distance of 232.05 feet to a point;

34. Thence, North 65° 16' 33" West for a distance of 425.00 feet to a point;

35. Thence, North 74° 16' 33" West for a distance of 100.00 feet to a point;

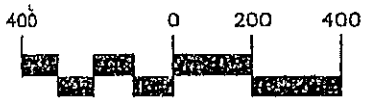
36. Thence, North 83° 16' 33" West for a distance of 100.00 feet to a point;

37. Thence, South 86° 08' 24" West for a distance of 46.50 feet to the POINT OF BEGINNING.

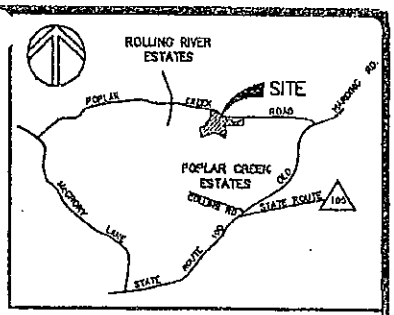
Said parcel contains 33.04 acres more or less.

cdbpopcrksouth.doc
11/8/2005

EXHIBIT "A"



SCALE 1" = 400'



LOCATION MAP
N.T.S.

POPLAR CREEK ROAD

POINT OF BEGINNING

POPLAR CREEK ESTATES
PHASE 5, SECTION B-1
PLAT BOOK 9700, PAGE 716

POPLAR CREEK ESTATES
PHASE 5, SECTION B-2
INSTRUMENT NO.
20021203-0148379

CECIL D. BRANSTETTER
DEED BOOK 9081, PAGE 740

AREA
= ±33.04 ACRES

POPLAR CREEK ESTATES
PHASE 2
PLAT BOOK 6900, PAGE 339

SOUTH COLONY AT RIVERBEND
PLAT BOOK 6900, PAGE 271

POPLAR CREEK ESTATES
PHASE 1
PLAT BOOK 6250, PAGE 647

POPLAR CREEK ESTATES
PHASE 5, SECTION A
PLAT BOOK 9700, PAGE 390

POPLAR CREEK ESTATES
PHASE 4
PLAT BOOK 9700, PAGE 195

POPLAR CREEK ESTATES
PHASE 3
SECTION B
PLAT BOOK 9700, PAGE 123

POPLAR CREEK ESTATES
PHASE 3
SECTION A
PLAT BOOK 9700, PAGE 122

LINE TABLE

LINE	BEARING	LENGTH
L1	S02°48'35"W	304.80
L2	S09°49'48"W	201.04
L3	S31°18'37"W	390.25
L4	S65°03'35"W	300.00
L5	S19°00'08"E	497.07
L6	N85°03'35"E	478.50
L7	N85°03'35"E	190.25
L8	S81°55'50"E	272.50
L9	S57°22'06"E	373.18
L10	N32°37'54"E	150.92
L11	N57°22'06"W	57.70
L12	N03°59'47"W	74.74
L13	N32°37'54"E	128.00
L14	N57°22'06"W	83.66
L15	N03°59'40"W	254.45
L16	N86°00'20"E	354.00
L17	N42°00'29"E	49.92
L18	N86°00'20"E	484.19
L19	N03°48'26"W	266.47
L20	N27°39'35"E	38.00
L21	N03°23'30"W	128.47
L22	S71°48'27"W	21.31
L23	S01°43'32"E	112.22
L24	S83°01'39"W	112.08
L25	S48°11'23"W	38.02
L26	S38°29'09"W	63.33
L27	S46°50'26"W	77.24
L28	S58°02'30"W	39.37
L29	S82°55'01"W	268.34
L30	N08°25'23"W	128.93
L31	S82°07'31"W	279.58
L32	N00°33'32"E	156.48
L33	N70°30'26"W	232.05
L34	N65°16'33"W	425.00
L35	N74°16'33"W	100.00
L36	N83°16'33"W	100.00
L37	S86°08'24"W	46.50

JOSEPH G. PETROSKY
ASSOCIATES, L.L.C.
ENGINEERS - PLANNERS
805 BRADFORD AVENUE, NASHVILLE, TENNESSEE 37204
TELE: (615) 297-5159 FAX: (615) 297-1207

PARCEL AREA=1,439,281 S.F.	MAP SHOWING
PARCEL AREA = 33.04 AC	A PORTION OF
MAP 155, PARCEL 80	CECIL D. BRANSTETTER PROPERTY
DATE: NOVEMBER 7, 2005	A PORTION OF MAP 155, PARCEL 80
SCALE 1" = 400'	
BY: JGPA	NASHVILLE DAVIDSON COUNTY TENNESSEE

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