Prepared by:
Amy Cross Nance
Attorney at Law
1619 Galleria Blvd.
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March 2010

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 03/25/10 08:51 5 pgs
Fees:28.00 Taxes:444.00
20100325-0022199

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William H. Freeman 3810 Bedford Ave. Suite 300 Nashville TN 37215	Same	154-000130.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged E. Spivey Lipsey, Jr. a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to William H. Freeman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

New Legal Description based on Survey prepared by Campbell McRae & Associates March 12, 2010

Land located in the 35th Civil District of Nashville Davidson County, Tennessee on the southerly side of Pine Hill Rd, 0.6 miles west of Griffith Road said land described according to an Alta/Acsm land title survey dated 3-12-10 by Campbell, McRae & Associates Surveying, Inc. (John Wood Tn. R.L. S. #1838) as follows:

Beginning at an iron rod (old) in the centerline of a 50 foot wide perpetual non-exclusive easement for ingress/egress and utilities that leads from Pine Hill road to Griffith Road at the southeast corner of the Glenn and Susan M. Word Land (Book 10544, Page 318 R.O.D.C., Tn.); and in the westerly line of the Edward S. Lipsey, Jr. Land (Book 8634, Page 638 R.O.D.C., Tn.); thence with the center of said easement and said Lipsey's westerly line S 12 degrees 20'25" E 57.45' feet to an iron rod (old); thence S 02 degrees 16'33": W 380.70' feet to an iron rod (old) at the southerly terminus of said easement at a corner to the Pine Hill Country Club land (Book 8655, Page 280 R.O.D.C, TN.); thence with said Pine

Hill Country Club S 11 degrees 10'14" E 126.19 feet to an iron rod (old) in an earthen dam in the northerly line of the William H. Freeman Land (Instrument # 20090604-0051616 R.O.D.C., TN.), thence with the northerly line of said Freeman as shown on a retracement survey dated 6-1-09 by R.L. Chapdelaine Tn. R.L.S. #1444 N 65 degrees 17'16" W 398.88 feet to an iron rod (old); thence S 25 degrees 31'35" W 409.61 feet to an iron rod (old) at the base of a 24" oak tree in the northerly line of South Harpeth Farms, LLC (Book 9762, Page 377 R.O.D.C., Tn.); thence with the northerly line of said South Harpeth Farms N 68 degrees 58'49" W, passing a concrete monument (old) at 263.01 feet for a total distance of 265.29 feet to an iron rod (new) at the southeast corner of the Jesse Jack Green, III Land (Book 6523, Page 938 R.O.D.C., Tn.), said rod being located S 72 degrees 20'55" E 943.70 feet from an iron rod (old) at said Green's Southwest Corner; thence with said green N 04 degrees 51'11" E 759.46 feet, passing an iron rod (old) in the southerly margin of a 50 foot wide non-exclusive permanent easement known as Pine Hill Rd. that serves as the primary access for this and other tracts from Griffith Road at 729.50 feet to a survey nail (new) in the center of said Pine Hill Road in the southerly line of said worf; thence with the center of said easement and said worf S 64 degrees 24'46" E 121.73 feet to a survey nail (new); thence S 75 degrees 06'33" E 61.24 feet to a survey nail (new); thence S 84 degrees 55'29" E 72.48 feet to an iron rod (old) ; thence S 88 degrees 15'27" E 459.68 feet, passing an iron rod (old) on the southerly margin of said easement at 30.02 feet and another iron rod (old) near the westerly margin of the first mentioned easement at 441.04 feet to the point of beginning, the described tract of land containing 10.05 acres more or less.

Prior Legal Description

Land in the 9th Civil District, beginning at an iron rod in the center of a drive leading from Pine Hill Road, a private road which runs to Griffith Road on the west edge of a small lake in the North boundary of Miller Property, then with said line of Miller, North 65 degrees 03 minutes 25 seconds West, 399.06 feet to an iron rod, then South 25 degrees 15 minutes 55 seconds West, 394.08 feet to an iron rod, Miller's southwest corner in a fence, then with the north line of Map 154 Parcel 20, North 72 degrees 20 feet; 55 seconds West, 267.60 feet to an iron rod then leaving said north line of Map 154, Parcel 20 North 02 degrees 51 minutes 11 seconds East, 759.46 feet to an iron rod in the center of Pine Hill Road, then with said center line, South 64 degrees 51 minutes 11 seconds East 759.46 feet to an iron rod in the center of Pine Hill Road, then with said center line, South 64 degrees 24 minutes 46 seconds East 121.73 feet, South 75 degrees 06 minutes 33 seconds East, 61.24 feet, South 84 degrees 55 minutes 29 seconds East 72.47 feet, thence laving Pine Hill Road, South 88 degrees 15 minutes 27 seconds East 459.68 feet to the center of the drive leading to the lake, thence with said drive South 12 degrees 20 minutes 25 seconds East 126.66 feet to the beginning: containing 10.00 acres more or less according to a survey by Perry A. Chapdelaine, Jr. 3/6/84.

TOGETHER WITH a non-exclusive easement or right of way over Pine Hill Road to Griffin Road for the enjoyment of grantees, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to the property described above, subject to the rights of other persons in and to the use of Pine Hill Road and subject to the widening of Pine Hill Road, If necessary in the event Pine Hill Road is dedicated as a public way. This easement shall be perpetual and run with the land.

Being the same property conveyed to E. Spivey Lipsey, Jr. by deed from David B. Warren and Carolyn W. Warren of record in Instrument No. 20050125-0009250 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) Right of way of Pine Hill Road 3) Easement granted in Book 7160 page 28 and re-recorded in Book 7424 Page 149 4) Subject to Green Belt Assessment. Greenbelt Application will need to be renewed by purchaser or else property will be subject to "rollback" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010. 5) Greenbelt Application of record in Instrument No. 20080410-0036357 6) All matters appearing on survey prepared by Campbell McRae & Associates dated March 12, 2010 excluding any reference to the old legal description 7) Non Exclusive perpetual easement for ingress and egress and utilities of record in Book 8531 Page 915 and amended in Book 8634 page 636

This property is unimproved property known as O Griffith Rd, Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 24th day of March, 2010.

E. Spivey Lipsey Jr. by Nancy C. Lipsey

E. Spivey Lipsey, Jr. by Nancy C. Lipsey
His Attorney-in-fact

Nancy C. Lipsey

Nancy C. Lipsey
Who joins in this conveyance for the sole purpose of conveying any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2010, before me personally appeared Nancy C. Lipsey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. Spivey Lipsey Jr. acknowledged that such person executed the same as the free act and deed of E. Spivey Lipsey Jr..

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 3/29/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy C. Lipsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of March, 2010.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 3/29/11

FILE NO: 06408

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

