BILL GARRETT, Davidson County
Trans:T20100029225 DEEDWARR
Recvd: 05/14/10 14:19 7 pgs
Fees:38.00 Taxes:277.50
20100514-0037439

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Brandy Thomas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2010.

JO ANN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 3, 2014

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Terry and Shellee Catignani 104 Savannah Court White House, TN 37188	SAME	008-085.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DANIEL MCCORMAC, AS CO- TRUSTEE OF THE ADA FRANCES MCCORMAC LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ADA FRANCES MCCORMAC, DATED JANUARY 27, 2004, AS AMENDED MARCH 2, 2009

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TERRY CATIGNANI AND WIFE, SHELLEE CATIGNANI

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DavidsonCounty, Tennessee, described as follows, to wit:

Legal description as described in attached Exhibit "A".
Certificate of Trust and Amendment to Trust amending Co-Trustee as described in attached Exhibit "B"

This conveyance is subject to the following:

1) Grantee assumes the 2010 property taxes.
2) Right of Way Easement for Baxter Road.

This unimproved property is known as 0 Baxter Road, Joelton, TN

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 13th day of May, 2010.

Daniel W. McCormac
Daniel McCormac, Co-Trustee

State of ~~Tennessee~~ Florida)
County of Nassau)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel McCormac, as Co-Trustee of the Ada Frances McCormac Living Trust, established by The Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004,as amended March 2, 2009 the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of May, 2010.

Kristina Moyes
Notary Public

My Commission Expires: 10/10/2010

KRISTINA MOYES
Notary Public - State of Florida
My Commission Expires Oct 10, 2010
Commission # DD 603603
Bonded Through National Notary Assn.

EXHIBIT "A"

A tract of land located in the Fourteenth Civil District (formerly the Twenty-Fourth Civil District) of Davidson County, Tennessee, fronting on the west side of the U.S. Highway No. 431 and also fronting on both sides of Baxter Road near Joelton, Tennessee, containing 55.8 acres more or less according to a survey made by Paul DeWitt Settle, C.E. in July of 1966 and being more specifically described as follows:

Commencing at a point in the southeast corner of said tract; thence N 7 deg. 31 min. E 639.10 feet to a point in the westerly margin of U.S. Highway 431; thence along the westerly margin of said U.S. Highway No. 431 as follows: N 48 deg. 59 min. W 84.92 feet to a point; thence in a curve to the left, said curve having a radius of 3193.7 feet for a distance of 399.59 feet to a point; thence N 56 deg. 03 min. W 68.75 feet to a point in the center of Baxter Road; thence continuing N 56 deg. 03 min. W 232.40 feet to a point; thence in a curve to the right, said curve having a radius of 867.53 feet for a distance of 103.72 feet to a point; thence N 49 deg. 16 min. W 99.70 feet to a point; thence in curve to the right, said curve having a radius of 465.33 feet for a distance of 103.71 feet to a point; thence N 36 deg. 08 min. W 57.39 feet to a point; thence in a curve to the right, said curve having a radius of 719.7 feet for a distance of 207.26 feet to a point; thence N 19 deg. 30 min. W 150.07 feet to the northeast corner of said tract (the total frontage on said U.S. Highway No. 431 being 1507.51 feet); thence leaving the westerly margin of said U.S. Highway No. 431 and going S 71 deg. 05 min. W 956.78 feet to a point; thence S 32 deg. 40 min. W 388.24 feet to a point; thence S 7 deg. 25 min. E 699.00 feet to a point in the center of Baxter Road; thence along the center of Baxter Road N 83 deg. 29 min. E 395 feet to a point; thence leaving Baxter Road and going S 7 deg. 16 min. E 495 feet to a point; thence N 85 deg. 02 min. E 1494.65 feet to the point of beginning.

Being part of the same property conveyed to Ada Frances McCormac, Trustee of the Ada Frances McCormac Living Trust, established by The Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004, by deed from Ada Frances McCormac, of record as Instrument No. 20041022-0127553, said Register's Office. Further, the Trust Agreement was amended March 2, 2009 naming Daniel McCormac, as Co-Trustee of the Ada Frances McCormac Living Trust, established by the Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004. (Exhibit "B" hereto attached)

Included in the above, but specifically excluded there from are the following tracts of land:

Tract 1

A Tract of land located in the Fourteenth Civil District (formerly the twenty-fourth Civil District) of Davidson County, Tennessee, fronting on the west side of the U.S. Highway No. 431 and also fronting the north side of Baxter Road near Joelton, Tennessee, containing 28.99 acres more or less according to a survey made by Tommy E. Walker & Associates August 22, 1986 and being more specifically described as follows:

Commencing at a point on the westerly margin of U.S. Highway No. 431 and the centerline of Baxter Road, said point being the southeasterly corner of said tract; thence in a westerly direction along the centerline of said Baxter Road a distance of 1645.01 feet; to a point being the southeasterly corner of said tract; thence N 06 deg. 03 min. 19 sec. E 900.34 feet to an iron pin; thence N 39 deg. 17 min. 19 sec. E 161.84 feet to an iron pin; thence N 85 deg. 00 min. 12 sec. E 965.94 feet to the westerly margin of U.S. Highway No. 431; thence in a southerly direction along the said westerly margin of U.S. Highway No. 431 a distance of 952.98 feet to the point of beginning.

Being the same property conveyed to GRANT SMITH, TRUSTEE WITH FULL POWER TO MORTGAGE, SALE, TRANSFER AND CONVEY WITHOUT THE JOINTER OF ANY BENEFICIARY, by deed of record in Book 6998, page 315, said Register's Office.

Tract 2

Land in Davidson County, Tennessee being described according to a survey made by Tommy E. Walker August 28, 1986 and being described as follows:

Beginning at a R.R. Spike in the centerline of Baxter Road, said point being the southwest corner of this tract and the southeast corner of the Miller property described in Book 5345, page 988, Register's Office Davison County, Tennessee; thence N 6 deg. 3 min. 19 sec. E 716.56 feet to an existing corner stone near

a fence post; thence N 39 deg. 17 min. 19 sec. E 219.02 feet to an iron pin; thence S 6 deg. 3 min. 19 sec. W 900.34 feet to a point in the centerline of Baxter Road; thence with the centerline of Baxter Road N 83 deg. 38 min. 9 sec. W 120 feet to the point of beginning, being 2.23 acres more or less.

Being the same property conveyed to ELTON WOODROW MILLER AND WIFE, PAULETTE B. MILLER, by deed of record in Book 7594, page 794, said Register's Office.

Tract 3

Being a tract of land in the 1st Councilmanic District of said County and more accurately described according to a survey by Tommy E. Walker (TN. Lic. No. 1465) dated Sept 9, 1997 as follows:

Beginning at an iron pin in the southwest margin of U.S. Highway 431, said pin being a common corner to the Hunley property; thence now leaving said margin with said Hunley S 19 deg. 47 min. 06 sec. W, 639.13 feet to an iron pin; thence N 82 deg. 11 min. 48 sec. W, 430.00 feet to an iron pin; thence N 02 deg. 27 min. 12 sec. E, 897.90 feet to a point in the center of Baxter Road (witness pin in row); thence with said road center N 75 deg. 01 min. 48 sec. E, 253.54 feet to a P.K. Nail in the intersection of said center of Baxter Road and the southwest margin of said U.S. Highway 431; thence with said margin S 44 deg. 11 min. 09 sec. E, 68.62 feet to a point; thence with said margin and a curve to the left (I = 7 deg. 03 min 51 sec., R = 3237.66 feet, LC = 398.92 feet, CB = S 40 deg. 39 min. 22 sec. E) for a curve distance of 399.17 feet to a point; thence S 37 deg. 07 min. 26 sec. E, 84.92 feet to the point of beginning containing 11.000 acres, more or less.

Being the same property conveyed to BETHEL CHRUCH OF CHRIST, AN UNINCORPORATED RELIGIOUS ORGANIZATION, by deed of record in Book 10666, page 253, said Register's Office.

Tract 4

A vacant Parcel of land being the easterly part of the Ada Frances McCormac Trust Property situated in the 1st Councilmanic District of Davidson County, Tennessee, recorded as Instrument No. 20041022-0127553, and described by an unrecorded survey by John D. McCormick, RLS No. 674, dated March 10, 2009 and revised April 20, 2009, as follows:

Beginning at a new iron rod in the southerly margin of Baxter Road, said point being the northwest corner of the Bethel Church of Christ property recorded in Book 10666, page 253, R.O.D.C., TN, and being the northeast corner of herein described tract; thence along the Bethel Church of Christ property, S 2 deg. 27 min. 12 sec. W a distance of 879.53 feet to an existing iron rod; thence along the northerly line of T. H. Railey property (Book 214, page 86), N 82 deg. 14 min. 27 sec. W a distance of 512.0 feet to a new iron rod; thence N 8 deg. 14 min. 45 sec. W a distance of 645.61 feet to a new iron rod in the southerly margin of Baxter Road; thence along said margin, N 75 deg. 00 min 50 sec. E a distance of 660.0 feet to the point of beginning, containing 10.004 acres, more or less.

Being the same property conveyed to FORREST GOOSTREE, DOUGLAS ANDERSON, JOHN LAWRENCE, JAMES WATTS AND CLIFFORD S. OWNES, SR., TRUSTEES OF THE BETHEL CHURCH OF CHRIST, AN UNINCORPORATED RELIGIOUS ORGANIZATION, by deed of record as Instrument No. 20090610-0054023, said Register's Office.

EXHIBIT "B" (3 pages)

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400

CERTIFICATE OF TRUST

THE ADA FRANCES MCCORMAC LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned Trustee, after being duly sworn according to law, states that, pursuant to Tennessee Code Annotated Sections 26-4-101 and 35-50-126, the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The Ada Frances McCormac Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on January 27, 2004.

2. **Trustor, Currently Acting Trustee(s), and Successor Trustee(s).** The name of the Trustor is Ada Frances McCormac. The name of the Currently Acting Trustee is Ada Frances McCormac. The name(s) of the Successor Trustee(s), in order of service, is/are: Jesse W. McCormac; Daniel Walton McCormac; Thomas Askew McCormac, Sr.; and Micah Lee McCormac.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee, and incorporates by reference, the powers described in Tennessee Code Annotated Section 35-50-110. If relevant to the purposes for this Certificate of Trust, a copy of selected provisions of the Trust pertaining to the administrative and/or managerial powers of the Trustee shall be attached hereto as Schedule A.

4. **Revocability.** The Trust is revocable. The person having the power to revoke the Trust is the Trustor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** The Trust provides that multiple Trustees or multiple Successor Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee.

Q mc

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6. **Proof of Succession of Successor Trustee(s).** The Trust designates one or more Successor Trustee(s). Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

7. **Trust Identification Number.** The identification number of the Trust is the Trustor's social security number.

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of Ada Frances McCormac, Trustee of The Ada Frances McCormac Living Trust dated January 27, 2004.

9. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

For convenience, the singular includes the plural herein.

Executed by the Trustee of the Trust on the date beside the Trustee's signature below.

TRUSTEE

January 27, 2004 Ada Mc Cormac

Ada Frances McCormac

Subscribed and sworn to before me this 27th day of January, 2004.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal of office this 27th day of January, 2004.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2007

Ada Mc

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AMENDMENT OF TRUST
THE ADA FRANCES MCCORMAC LIVING TRUST

Whereas, Ada Frances McCormac is the Trustee of the Ada Frances McCormac Living Trust dated January 27, 2004, and

Whereas, the Trustee wishes to amend the Trust.

Now therefore, the Trustee amends the Trust by appointing Daniel W. McCormac as Co-Trustee of the Ada Frances McCormac Living Trust.

Either of the Co-Trustees may act for the Trust and exercise all the powers of the Trustee without joinder of the Co-Trustee.

Witness my hand this the 2 day of ~~February~~ March, 2009

Trustee Frances McCormac

Ada Frances McCormac

State of Tennessee County of ~~Rutherford~~ Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ada Frances McCormac with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself/herself to be the Trustee of Ada Frances McCormac Living Trust dated*, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville (Davidson) Tennessee, this 2 day of March, 2009.

Commission Expires: MY COMMISSION EXPIRES March 14, 2013

Jeanie Weedman
Notary Public

JEANIE WEEDMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

*January 27, 2004