BILL GARRETT, Davidson County
Trans:T20100029986 DEEDWARR
Recvd: 05/18/10 15:39 5 pgs
Fees:28.00 Taxes:608.95
20100518-0038417

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,580.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2010

NOTARY PUBLIC

My Commission expires: 8/20/13

HOMER R. AYERS NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES AUGUST 20, 2013 SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

| NAME | ADDRESS |
|---|---|

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| (NAME) JOSEPH B. MOLTENI, JR. | (NAME) Same | 25-00-0-007(part) |
| (ADDRESS) 5111 Hickory Ridge | (ADDRESS) | |
| (CITY) (STATE) (ZIP) Lebanon, TN 37087-8248 | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**NANNIE P. MALONE**

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

**JOSEPH B. MOLTENI, JR., AND WIFE, ADRIENNE E. MOLTENI**

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

The property herein described is not the usual place of residence of the Grantor.

This conveyance is made subject to the following:

1. Davidson County Taxes for 2010, which have been prorated and assumed by the Grantee.

2. Easement Agreement of record in Book 9710, page 628, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 802, page 394, and Book 3219, page 629, said Register's Office.

4. Lease Agreement of record in Book 9648, page 749, assigned in Book 11420, page 715, and in Instrument No. 20010605-0058431. Extension Agreement of record as Instrument No. 20091030-0100285, said Register's Office.

5. Restrictive Covenants of record in Book 11404, page 140, said Register's Office.

This is unimproved property, known as Tracts 3 & 4, Nitt Lane, Goodlettsville, TN 37072

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, forever. We 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 heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17th day of May, 2010.

Nannie P. Malone
Conservatorship
NANNIE P. MALONE

By John E Clemmons, Conservator
JOHN E. CLEMMONS, CONSERVATOR

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John E. Clemmons, Conservator for Nannie P Malone, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May, 2010.

Notary Public

My Commission expires: 8/20/13

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

Conservator

**EXHIBIT A**

**Tract 1**

**Beginning at an iron pin (new), in the westerly margin of Hitt Lane, said iron pin being located from an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of a tract of land which belongs to Robert W. Gowins, having a deed reference as Instrument No. 20061204-0149079, RODCT, S 48 deg. 46 min. 31 sec. E, 185.27 feet; thence, S 42 deg. 37 min. 20 sec. E, 304.72 feet, to the point of beginning, the northerly northeast corner of this tract and continuing, as follows: with a curve to the right, having a radius of 1421.51 feet, an arc distance of 56.18 feet, and a chord bearing and distance of S 35 deg. 20 min. 14 sec. E, 56.18 feet to an iron pin (new), in the westerly margin of Hitt Lane; thence with a new line, as follows: S 81 deg. 46 min. 50 sec. W, 414.94 feet to an iron pin (new); thence, S 19 deg. 42 min. 32 sec. W, 696.18 feet to an iron pin (new); thence, N 87 deg. 20 min. 35 sec. W, 689.15 feet to an iron pin (new); thence S 21 deg. 51 min. 47 sec. W, 477.74 feet to a fence post (old), a corner of a tract of land which belongs to Jerry W. Friedmann, having a deed reference in Instrument No. 20080304-0021325, RODCT; thence, with the boundary of said tract of land which belongs to Jerry W. Friedmann, as follows: N 43 deg. 27 min. 22 sec. W, 224.00 feet to an iron pin (new); thence, N 42 deg. 31 min. 28 sec. W, 247.00 feet to an iron pin (new); thence, N 46 deg. 39 min. 11 sec. W, 92.16 feet to an iron pin (new), a common corner of said tract of land which belongs to Jerry W. Friedmann, and a tract of land which belongs to Lois D. Anderson, having a deed reference in Deed Book 9917, page 831, RODCT; thence, N 03 deg. 32 min. 40 sec. E, 448.85 feet to a fence post (old), a common corner of said tract of land which belongs to Lois D. Anderson, and a tract of land which belongs to Eric Sutphen, having a deed reference in Instrument No. 20090908-0084139, RODCT; thence, N 87 deg. 01 min. 09 sec. E, passing a common corner of said tract of land which belongs to Eric Sutphen, and a tract of land which belongs to Patrick Boone, having a deed reference in Deed Book 11420, page 710, RODCT, and continuing on, passing a common corner of said tract of land which belongs to Patrick Boone, and a second tract of land which belongs to Patrick Boone, having a deed reference in Deed Book 11420, page 710, RODCT, and continuing in all 749.84 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Patrick Boone; thence, N 33 deg. 42 min. 05 sec. E, 295.13 feet to an iron pin (new), in the easterly boundary of said second mentioned tract of land which belongs to Patrick Boone; thence with a new line as follows: S 68 deg. 53 min. 25 sec. E, 206.77 feet to an iron pin (new); thence, N 81 deg. 46 min. 50 sec. E, 741.71 feet, to the point of beginning, containing 20.06 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 11, 2010, and being shown as Tract No. 3 on said survey.**

**Being part of the same property conveyed to Fred E. Malone and wife, Nannie P. Malone by deed from Clyde Malone, Executor of the Estate of Lena Malone Highers, deceased, of record in Book 5742, page 386, said Register's Office; and by deed from Elmo C. Pemerton, Jr., and wife, Dorothy J. Pemerton, of record in Book 5951, page 271, said Register's Office. The said Fred E. Malone having since died**

**Tract 2**

**Beginning at an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of a tract of land which belongs to Robert W. Gowins, having a deed reference in Instrument No. 20061204-0149079, RODCT, the most northerly northeast corner of this tract, and continuing with the westerly margin of Hitt Lane, as follows: S 48 deg. 46 min. 31 sec. E, 185.27 feet; thence with a curve to the right, having a radius of 1421.51 feet, an arc distance of 305.31 feet, and a chord bearing and distance of S 42 deg. 37 min. 20 sec. E, 304.72 feet, to an iron pin (new), in the westerly margin of Hitt Lane; thence with a new line as follows: S 81 deg. 46 min. 50 sec. W, 741.71 feet to an iron pin (new); thence, N 68 deg. 53 min. 25 sec. W, 206.77 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Patrick Boone, having a deed reference in Deed Book 11420, page 710, RODCT; thence, N 33 deg. 42 min. 05 sec. E, 363.60 feet to an iron pin (old), a corner of said tract of land which belongs to Patrick Boone, in the southerly boundary of a tract of land which belongs to Robert A. Gowins; thence with the boundary of said tract of land which belongs to Robert A. Gowins, as follows: S 68 deg. 12 min. 23 sec. E, 275.83 feet to an iron pin (old); thence, N 34 deg. 46 min. 10 sec. E, 216.44 feet, to the point of beginning, containing 5.26 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 11, 2010, and being shown as Tract No. 4 on said survey**

P.C. Pemerton

**Being part of the same property conveyed to Fred E. Malone and wife, Nannie P. Malone, by deed from Clyde Malone, Executor of the Estate of Lena Malone Highers, deceased, of record in Book 5742, page 386, said Register's Office. The said Fred E. Malone having since died.**