BILL GARRETT, Davidson County
Trans:T20100035120 DEEDWARR
Recvd: 06/09/10 12:50 2 pgs
Fees:13.00 Taxes:1446.70
20100609-0044796

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE. TN 37215

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,000.00

Karen Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2010

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Katryna Melanie Wright	Southeast Financial Credit Un.	Parcel ID:
6311 & 6313 Pettus Road	1 Mortgage Way	18100021300 &
Cane Ridge, TN 37013	Mount Laurel, NJ 08054	18100021400

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Orchard Lane Property Partners, a Tennessee general partnership comprised of Karen Neal, Kris Kaye, and Chris Strong

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

Katryna Melanie Wright and Craig Joseph Wright, wife and husband

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

TRACT 1, 6311 Pettus Road - Antioch, TN 37013

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No. 930091, shown as Tract 12, more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 2505.66 feet northerly as measured along the centerline of said 50 foot ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 13 of the J.D. Stevens Pettus Road division North 88 degrees 03 minutes 57 seconds West passing a steel fence post at 25.00 feet in all 800.92 feet to an iron pin; thence South 76 degrees 38 minutes 54 seconds West 315.51 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 297.70 feet to an iron pin; thence with the line of Tract No. 11 of the said J.D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to a point in the center of said 50 foot ingress-egress and utility easement South 04 degrees 41 minutes 13 seconds West 161.53 feet to the point of beginning.

TRACT 2, 6313 Pettus Road - Antioch, TN 37013

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No.: 930091, shown as Tract 13, more particularly described as follows:

Beginning at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,262.19 feet northerly as measured along the centerline of said 50 foot easement from the northerly margin of Pettus Road; thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the line of Tract No. 14 of the J.D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.00 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 4 minutes 13 seconds East 102.30 feet to an iron pin; thence with the line of Tract 12 of the said J.D. Stevens Pettus Road division North 76 degrees 38 minutes 54 seconds East 315.51 feet to an iron pin; thence South 88 degrees 03 minutes 57 seconds East passing a steel fence post at 775.92 feet in all 800.92 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the centerline of said easement South 04 degrees 41 minutes 13 seconds West 238.47 feet to the point of beginning, containing 5.07 acres more or less.

Being the same property conveyed to Orchard Lane Property Partners, a Tennessee general partnership comprised of Karen Neal, Kris Kaye and Chris Strong, by deed from Dolly Wesnofske, unmarried, and Little Folk Farms, LLC, a Tennessee limited liability company, of record in Instrument 20090727-0070310, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5359, Page 345, and Book 7408, Page 420, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees;

(2) Utility Easement of record in Book 4422, Page 649, said Register's Office; (3) Private Road, Utility and Maintenance Agreement of record in Book 9518, Page 526, said Register's Office; (4) Greenbelt Assessment - Agriculture of record in Book 8848, Page 387 and 388, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved (X) property, known as 6311 & 6313 Pettus Road, Cane Ridge, TN 37013

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 8th day of June, 2010.

Orchard Lane Property Partners

BY: Karen Neal
Karen Neal, Partner

BY: Kris Kaye
Kris Kaye, Partner

BY: Chris Strong
Chris Strong, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karen Neal, Kris Kaye, and Chris Strong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oaths acknowledged himself/herself/themselves to be the Partners respectively of Orchard Lane Property Partners, the within named bargainer, and partnership, and that he/she/they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2010.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.