This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P10-0279-D

BILL GARRETT, Davidson County
Trans:T20100038594 DEEDWARR
Recvd: 06/24/10 14:21 3 pgs
Fees:18.00 Taxes:179.82
20100624-0049472

WARRANTY DEED

Address of New Owners:
Mr. Thomas Piper
2622 Claylick Road
White Creek, TN. 37189

Send Tax Bills To:
New Owner

For and 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, I,
Carol Ann Glidewell , a widow

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Thomas Piper

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 I

A tract of land in the Tenth, formerly the Twenty-Second Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the center line of Clay Lick Road at its intersection with the center line of a creek, said point being approximately 700 feet Southeast of the Northwest corner of a tract of land conveyed to Arnold D. Crow and wife, by deed from J.B. Bundy and wife, of record in Book 1368, Page 119; thence North 4 degrees 30 minutes West 215 feet, plus or minus, along the center line of said creek to a point; thence along the center line of said creek, North 27 degrees West 550 feet to a point; thence South 87 degrees 45 minutes West 45 feet, plus or minus, to a point; thence North 15 degrees West 286.44 feet to a point; thence North 19 degrees 30 minutes West 134.43 feet to a point; thence South 87 degrees East 1228 feet to a point; thence South 3 degrees West 1230 feet to a point; thence North 87 degrees West 540 feet to a point; thence North 52 degrees West 274.6 feet to the point of beginning, containing 26.6 acres, more or less. Described according to survey made by Richard B. Omohundro, Surveyor, dated March 25, 1961.

Tract II

Land located in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a common point between Piper and Newlin property; thence South 82 degrees 40 minutes West 174 feet, more or less, thence South 53 degrees 22 minutes 30 seconds East 196 feet, more or less, along I-24 right-of-way; thence North 6 degrees 35 minutes East 96 feet, more or less to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS COVNEYANCE is the following described property:

BEGINNING at a point in Clay Lick Road, said point being in Robert L. Ross' North boundary line at Charles L. Wheeler, Southeast corner at the center of a bridge; thence with the center of a creek and Wheeler's East boundary line Northwardly 230 feet more or less; thence Northeastwardly 20 feet more or less; thence South 40 degrees 38 minutes 29 seconds East 410 feet to a point which is 190 feet Northeast of center line station 263 - 53.96 of proposed North bound lane of I-24; thence South 53 degrees 22 minutes 30 seconds East 295 feet more or less to Willie Mena Burnett's North boundary line; thence with said Burnett's North boundary line North 82 degrees 40 minutes West 325 feet more or less to Robert L. Ross' Southeast corner and in the center of Clay Lick Road; thence with Ross Northeast boundary line and said Clay Lick Road Northwestwardly 275 feet more or less to the point of beginning and containing 1.88 acres.

The above described property is subject to the boundary line agreement between Carol Ann Murphy, et al, and Robert E. Newlin as follows:

According to a survey by Ray G. Cole, RLS No. 924, dated November 5, 1987 as follows:

BEGINNING at a large post in the Easterly margin of Clay Lick Access Road, the most Southwest corner of Bobby R. and Carol Ann Murphy property of record in Deed Book 7268, Page 194, in the Register's Office of Davidson County, Tennessee, and being a corner to Robert E. Newlin property of record in Deed Book 5261, Page 705, in the Register's Office of Davidson County, Tennessee; thence, with the line of said Murphy and Newlin as follows: North 35 degrees 52 minutes 53 seconds East 17.60 feet to a large post; thence North 7 degrees 40 minutes 14 seconds East 814.10 feet to an iron pin set; thence North 27 degrees 09 minutes 04 seconds West 221.91 feet to an existing iron pin; thence North 29 degrees 37 minutes 29 seconds West 332.63 feet to an existing iron pin; thence North 25 degrees 25 minutes 26 seconds West 75.18 feet to an existing iron pin; thence North 30 degrees 30 minutes 10 seconds West 234.77 feet to an existing iron pin by a corner rock, in the line of said Murphy and being the most Southwest corner of W.W. Newlin. Said agreement being of record in Book 7533, Page 753, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Carol Ann Murphy, by deed from Mildred D. Piper, a widow of Cordell B. Piper and Thomas Brice Piper, sole surviving heir of Cordell B. Piper, reserving unto Mildred D. Piper a Life Estate (the said Mildred D. Piper died on June 6, 1986), dated August 23, 1985 and of record in Book 7268, Page 190, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Bobby R. Murphy, a ½ undivided interest, by Quitclaim Deed from Carol Ann Murphy, dated June 1, 1987, and of record in Book 7268, Page 194, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Carol Ann Murphy, by Quitclaim Deed from Bobby Murphy, dated December 2, 1991 and of record in Book 8501, Page 535, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Carol Ann Glidewell by Quitclaim Deed from Carol Ann Murphy, married, dated October 3, 2001 and of record in Instrument Number 20011011-0111278, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Carol Ann Glidwell (formerly known as Carol Ann Murphy), by Quitclaim Deed from Bobby R. Murphy, unmarried, dated June 9, 2010 of record in Instrument Number 20100624-0049471, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Claylick Road and I-24.

This conveyance is subject to a permanent drainage easement in favor of The State of Tennessee of record in Book 4504, Page 864, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a boundary line agreement of record in Book 7533, Page 753, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way as conveyed by deed of record in Book 1225, Page 292 and as further set forth in the deed of record in Book 7236, Page 783, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2622 Claylick Road, Whites Creek, TN (also known as 2600 Claylick Road, Whites Creek, TN)

THIS CONVEYANCE IS SUBJECT TO: 2010 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 15th day of June, 2010.

Carol Ann Glidewell
Carol Ann Glidewell

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 Carol Ann Glidewell, a widow, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2010.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,600.00.

Thomas Piper
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2010.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: May 8, 2012

Map: 023
Parcel: 137.00