BILL GARRETT, Davidson County
Trans:T20100040740 DEEDWARR
Recvd: 07/02/10 11:23 5 pgs
Fees:28.00 Taxes:518.00
20100702-0052039

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Robert Neil Hutcheson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF June 2010

Edward Mosier
NOTARY PUBLIC

My Commission expires: My Commission Expires July 9, 2012

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
(NAME) ROBERT NEIL HUTCHESON	(NAME) Same	039-00-0-022
(ADDRESS) 6015 Foxland Drive	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(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 and sufficiency of which is hereby acknowledged, I

MICHAEL R. CARVER, II

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

ROBERT NEIL HUTCHESON

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

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Michael R. Carver, II, by deed from L. W. Carney, Dolores Carney, Badger Carney and Douglas Carney, of record as Instrument No. 20090812-0075955, dated August 10, 2009, said Register's Office.

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 for the right of a new road a set out in the Deed of record in Book 674, page 47, aid Register's Office..

This is improved property known as 5461 Clarksville Pike, Whites Creek, TN 37189

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 30th day of June, 2010.

MICHAEL R. CARVER, II

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 MICHAEL R. CARVER, II, 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 30th day of June, 2010.

Howard M. Shapiro
Notary Public

My Commission expires:_____



EXHIBIT A

A certain tract or parcel of land located in the First Councilmanic District of Davidson County, Tennessee, and being shown as Map 39, Parcel 22, Property Tax Assessor's Office of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, dated March 4, 2008, being more particularly described as follows:

The point of beginning being a set iron rod on the south margin of U.S. Highway 41-A as shown on right-of-way plans obtained from State of Tennessee Highway Department Sheet No. 15 of project 517-A dated May 1930; same point being the southeast corner of Daniel L. Cotter of record in Deed Book 4892, page 115, Register's Office of Davidson County, TN and common corner of the herein described tract;

Said iron rod being located from an existing concrete highway monument along a curve to the left with an arc length of 11.35 feet and with a radius of 1191.00 feet;

Thence continuing with a curve turning to the left with an arc length of 279.66 feet, with a radius of 1191.00 feet, with a chord bearing of South 60° 01' 54" East, with a chord length of 279.02', passing an existing concrete highway monument at 77.40 feet to a point;

Thence South 66° 45' 31" East, a distance of 132.60 feet to a point;

Thence South 23° 14' 29" West, a distance of 5.0 feet to a point;

Thence South 66° 45' 31" East, a distance of 68.40 feet to a point;

Thence with a curve turning to the right with an arc length of 304.47 feet with a radius of 1096.00 feet with a chord bearing of South 58° 48' 01" East, with a chord bearing of South 58° 48' 01" East, with a chord length of 303.49 feet to a point;

Thence South 50° 50' 31" East, a distance of 532.90 feet to a point in the existing asphalt of the entrance of Dry Fork Road;

Thence with a curve turning to the right with an arc length of 47.33 feet with a radius of 1382.50 feet with a chord bearing of South 49° 51' 41" East with a chord length of 47.33 feet to a set iron rod in the margin of said U.S. Highway 41-A and being the common corner of Jeffrey A. Ball, Sr. of record as Instrument No. 20030709-0094426, R.O.D.C.;

Thence with said Ball South 01° 26' 10" West, passing the center line of Ball's existing gravel drive service existing residence at 23.17 feet and continuing a total distance of 110.48 feet to a set iron rod in an old existing road bed;

Thence with said old road bed South 04° 56' 35" East, a distance of 38.09 feet to a set iron rod being the southeast corner of this tract and northeast corner of Gary A. Brown of record in Deed Book 11419, page 635, R.O.D.C.;

Thence leaving said Jeffrey Ball, Sr. and old road bed, and with the common line of said Brown North 86° 37' 17" West passing a set nail in the center line of the existing asphalt of said Dry Fork Road at 38.30 feet, an iron rod set as a witness point at the top of a ridge in the center of an existing trail at an additional 952.07 feet, a total distance of 1797.28 feet to a point in an existing lake and the common corner of W. Foster Dugas, Jr. of record as Instrument No. 20071210-0142414, R.O.D.C.,;

Thence along said Dugas with a line surveyed by John Kohl and Company, PC., dated December 18, 1997, North 03° 22' 43" East, a distance of 396.00 feet to a set iron rod;

Thence North 16° 37' 17" West, a distance of 319.00 feet to a set iron rod in the south line of Cylman D. Smith of record in Deed Book 4753, page 201, R.O.D.C., and being the common corner of this tract and said Dugas;

Thence with said Cylman North 88° 08' 05" East, a distance of 301.30 feet to an existing 5/8" iron rod and common corner to this tract and said Cylman and in the line of Daniel L. Cotter;

Thence with said Cotter South 01° 36' 27"East a distance of 389.58 feet to a set iron rod;

Thence North 41° 19' 38" East, a distance of 447.68 feet to a set iron rod;

Thence North 42° 18' 29" East, a distance of 178.95 feet to a set iron rod which is the point of beginning, having an area of 1014070.5 square feet, 23.28 acres more or less.

Being the same property conveyed to MICHAEL R. CARVER, II, by deed from L.W. CARNEY, DOLORES CARNEY, BADGER CARNEY AND DOUGLAS CARNEY, of record as Instrument No. 20090812-0075955, dated August 10, 2009, said Register's Office.