This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 07/30/10 14:17 4 pgs
Fees:23.00 Taxes:157.25
20100730-0059895

ADDRESS NEW OWNER:

Keith E. Case, Jr. and
Penelope F. Case
4500 Jackson Road
Whites Creek, TN 37189

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 032
Parcels 139.00 & 21.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CBM Enterprises, Inc., a Tennessee corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Keith E. Case, Jr. and wife, Penelope F. Case** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, State of Tennessee:

Situated in Davidson County, Tennessee, being described according to an unrecorded survey by R.L. Montoya Land Surveying, Inc., P.O. Box 471, Goodlettsville, TN 37172, Tennessee License No. 697, dated June 13, 1994, as follows: Beginning at a point in the centerline of a 40-foot ingress-egress easement also said point being in the northerly terminus of Jackson Road and also being the northerly corner of Jessie B. Jackson's property as evidenced in Deed Book 4846, Page 448, R.O.D.C., TN; thence, running with the centerline of the aforementioned 40 foot ingress-egress easement North 03 degrees 44' 35" East 123.98 feet to a point; thence, with a curve to the left having a delta of 15 degrees 00' 00" a radius of 400.00 feet, a tangent of 52.66 feet and a length of 104.72 feet to a point; thence, North 12 degrees 24' 11" West 45.89 feet to the actual point of beginning for this hereon described tract; thence, leaving the centerline of said 40 foot ingress-egress easement North 64 degrees 05'50" West 194.78 feet to a point; thence North 82 degrees 29'08" West 573.85 feet to a point in the easterly line of W.C. Talley's line as evidenced in Deed Book 2634, Page 474, R.O.D.C., TN; thence, North 06 degrees 30'48" West 165.09 feet to a corner post, said point being the northeast corner of the W.C. Talley property; thence, North 77 degrees 45'29" West, 363.54 feet to a point in the northerly line of the aforementioned W.C. Talley's property; thence North 55 degrees 10'15" East 454.41 feet to a point in the centerline of the aforementioned 40 foot ingress-egress easement; thence, for the next 8 calls running with the centerline of said Easement South 63 degrees 14' 35" East 348.12 feet to a point; thence with a curve to the left having a delta of 30 degrees 00' 00", a radius of 400.00 feet, a tangent of 107.18 feet and a length of 209.44 feet; thence with the curve to the right having a delta of 48 degrees 00' a radius of 140.00 feet, a tangent of 62.33 feet, and a length of 117.29 feet to a point; thence South 45 degrees 14'36" East 50.00 feet to a point; thence with a curve to the right having a delta of 44 degrees 00' 00" a radius of 170.00 feet, a tangent of 68.68 feet, and a length of 130.55 feet to a point; thence South 05 degrees 38'31" East 130.38 feet to a point; thence with a curve to the left having a

delta of 17 degrees 30' 00" a radius of 320.00 feet, a tangent of 49.25 feet, and a length of 97.74 feet to a point; thence South 12 degrees 24' 11" East 44.66 feet to the point of beginning, containing 8.00 acres, more or less.

This conveyance is made subject to the 40 foot ingress/egress easement shown on said survey.

Being the same property conveyed to CMB Enterprises, Inc. by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee of record as Instrument No. Book 10858, Page 82, in the Register's Office for Davidson County, Tennessee, dated March 26, 1998.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises including, but not limited to, Easement for Water Line of record in Book 9417, Page 291, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 9631, Page 784, said Register's Office; Easement for Ingress/Egress of record in Book 10858, Page 82, said Register's Office; and Restrictions of record in Book 9398, Page 866, said Register's Office.

This is unimproved property known as 4522 Jackson Road (Map 32, Parcel 139.00); and 0 Jackson Road (Map 32, Parcel 21.00), Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

Witness its hand this 30th day of July, 2010.

CBM Enterprises, Inc.

BY: _____
David Lowry, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared David Lowry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as Secretary of CBM Enterprises, Inc., a Tennessee corporation, the within named bargainor, and that he as such Secretary executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such Secretary.

Witness my hand and official seal this the 30th day of July, 2010.

_____
Notary Public

CATHERINE M. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $42,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

