BILL GARRETT, Davidson County
Trans:T20100053982 DEEDWARRSP
Recvd: 08/30/10 14:38 4 pgs
Fees:23.00 Taxes:148.00

20100830-0068689

This instrument prepared by and after recording, return to:
Kay B. Housch, Esq. BPR#010995
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201
File No. 2010-078

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Carl Lee. Flair**	(NAME) Wayne Winters	Map & Parcel # or ID# 29-36, 29-33, 29-35,
(STREET ADDRESS) 131 Lake Ridge Drive	(STREET ADDRESS) 2900 Morgan Road	29-32, 29-112, 21-114,
(CITY) Macon (STATE) GA (ZIP) 31220	(CITY) Joelton (STATE) TN (ZIP) 37080	21-115, 21-109

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Betty Ann Petty, an unmarried person,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Carl Lee Flair,** Grantee herein, his successors, heirs and assigns, **a One-Sixth (1/6) undivided interest, being all of the title vested in Betty Ann Petty,** in and to that certain real estate in Davidson County, Tennessee, known as the "Krantz Farm" and more particularly described as follows:

See attached Exhibit "A" for Legal Description

See Quitclaim Deed of record in Instrument No. 20100820-0065957, Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit recorded in Instrument No. 20100830-0068687, said Register's Office; and Correction to Affidavit of Heirship recorded in Insturment No. 20100820-0065958, Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit recorded in Instrument No. 20100830-0068688, said Register's Office for Prior Source of Title.

INCLUDED in the legal description in Exhibit "A", but specifically EXCLUDED therefrom are the following EXCLUDED PARCELS OF LAND:

1. All of the land lying within the rights of way for Lakeshore Drive and GraysPoint Road, and within Marrowbone Lake .
2. Lot Nos. 1-11, inclusive, 14-17, inclusive and 19-30 inclusive, on the plat of Marrowbone Lake Sites Unit No. 1 recorded in Book 974, page 40, Register's Office of Davidson County, Tennessee.
3. Lot No. 1 on the Plat of the A.L. Krantz Subdivision of record in Book 6050, page 218, Register's Office of Davidson County, Tennessee.
4. Property conveyed in deed of record in Book 6882, page 697, Register's Office of Davidson County, Tennessee.
5. Property conveyed in deed of record in Book 4567, page 211, Register's Office of Davidson County, Tennessee.
6. Property conveyed in deed of record in Book 1490, page 35, Register's Office of Davidson County, Tennessee.
7. Property conveyed in deed of record in Book 2099, page 613, Register's Office of Davidson County, Tennessee.
8. Property conveyed in deed of record in Book 4314, page 178, Register's Office of Davidson County, Tennessee.
9. Property conveyed by deed of record in Book 4041, page 936, Register's Office of Davidson County, Tennessee.
10. Property conveyed by deed of record in Book 3874, page 221, Register's Office of Davidson County, Tennessee.
11. Property conveyed by deed of record in Book 3797, page 113, Register's Office of Davidson County, Tennessee.
12. Property conveyed by deed of record in Book 1472, page 544, Register's Office of Davidson County, Tennessee.
13. Property conveyed by deed of record in Book 4167, page 404, Register's Office of Davidson County, Tennessee.
14. Property conveyed by deed of record in Book 682, page 786, Register's Office of Davidson County, Tennessee.
15. Property conveyed by deed of record in Book 1110, page 182, Register's Office of Davidson County, Tennessee.
16. Property conveyed by deed of record in Book 1040, page 28, Register's Office of Davidson County, Tennessee

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me this the 30th August 2010.

Affiant

My commission expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

Notary Public

This is improved property known as Krantz Farm GrayPoint Rd. Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor but no further or otherwise**.

Whenever 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 30th day of August, 2010

Betty Ann Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Betty Ann Petty,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained,

Witness my hand and official seal at Nashville, TN this 30th day of August, 2010.

Notary Public
My Commission Expires:

KAY B HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

Encumbrances:

1. Taxes for 2010 and subsequent years are a lien, but not yet due and payable.
2. All matters shown on Plat of Marrowbone Lake Sites Unit No. 1 of record in Book 974, page 40, Register's Office, Davidson County, Tennessee.
3. Application for Greenbelt Assessment – Agricultural recorded in Book 8899, pages 213, 215, 216, 217, and 218, Register's Office of Davidson County, Tennessee.
4. Subject to any matters that may be disclosed by an accurate survey of the property.

Being part of the following described Parcels of Land in Davidson County, Tennessee and shown as Parcel Nos. 32, 33, 35, 36 and 112 on Metropolitan Government of Nashville and Davidson County Tennessee Assessor of Property's Map No. 29, and shown as Parcel Nos. 109, 114, and 115 on Metropolitan Government of Nashville and Davidson County Tennessee Assessor of Property's Map No. 21:

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 9 in the Subdivision of the Henry Floto Estate, the plan of said subdivision being recorded in Book 421, page 147, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to A. L. Krantz by deed from the Clerk and Master of the Chancery Court of Davidson County, Tennessee recorded in Book 565, page 480, Register's Office of Davidson County, Tennessee.

Parcel 2:

parcel of land in Davidson county, State of Tennessee, as follows: Situated in the 14th (formerly the 24th) civil District and bounded thus; Beginning at a stone, the northwest corner of a tract conveyed by H. Floto, to J. H. Proctor and running thence N, 2° E 80poles to these sowerwoods, thence S, 88° E. 50,56 poles to a stake with Ash pointer in a hollow thence S. 2° W. 62.8 poles to a stake; thence N, 88° W, 25,4 poles to a white oak; thence S. 2° W. 14.56 poles to a stone J. H. Proctor's northest boundary, N, 88° W, 25 poles to the beginning, containing 22,2 Acres more or less

Being the same property conveyed to A. L. Krantz be deed from Toney St. Charles, Executor recorded in Book 476, page 128, Register's Office of Davidson County, Tennessee.

Parcel 3:

BEING A TRACT OF LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE RIDGE ROAD IN THE WEST BOUNDARY LINE OF THE KRANTZ PROPERTY AND RUNNING NORTH 78 DEGREES EAST 6.32 POLES TO A STAKE IN THE CENTER OF THE ROAD; THENCE SOUTH 2½ DEGREES WEST 25.4 POLES TO A STAKE; THENCE NORTH 87½ DEGREES WEST 6.32 POLES TO A STAKE; THENCE SOUTH 2½ DEGREES WEST 98.8 POLES TO A STAKE; THENCE SOUTH 87½ DEGREES EAST 102 POLES TO A HICKORY; THENCE NORTH 16 DEGREES WEST 13.6 POLES TO A HICKORY; THENCE NORTH 22 DEGREES EAST 8.3 POLES TO A BLACK OAK; THENCE NORTH 45½ DEGREES EAST 18.9 POLES TO A WHITE OAK; THENCE NORTH 18 DEGREES WEST 11.2 POLES TO A WHITE OAK; THENCE NORTH 23½ DEGREES WEST 12 POLES TO A BLACK OAK; THENCE NORTH 20 DEGREES EAST 44 POLES TO A STAKE; THENCE NORTH 12 DEGREES WEST 13.2 POLES TO A HICKORY; THENCE NORTH 30 DEGREES WEST 17.4 POLES TO A RED OAK; THENCE NORTH 22½ DEGREES WEST 18.20 POLES TO A STAKE IN CENTER OF THE RIDGE ROAD; SOUTH 71 DEGREES WEST 100 FEET TO A POINT IN THE CENTER OF THE ROAD; THENCE SOUTH 82 DEGREES WEST 100 FEET TO A POINT IN THE ROAD; THENCE NORTH 77 DEGREES 30 MINUTES WEST 100 FEET TO POINT IN CENTER OF ROAD; THENCE N 63 DEGREES WEST 100 FEET TO A POINT IN CENTER OF ROAD; THENCE NORTH 64 DEGREES 30 MINUTES WEST 100 FEET TO POINT IN CENTER OF ROAD; THENCE NORTH 89 DEGREES WEST 100 FEET TO POINT IN CENTER OF ROAD; THENCE SOUTH 81 DEGREES 30 MINUTES WEST 100 FEET TO POINT IN CENTER OF ROAD; THENCE SOUTH 68 DEGREES WEST 200 FEET TO POINT IN CENTER OF ROAD; THENCE SOUTH 57 DEGREES WEST 100 FEET TO A POINT IN CENTER OF ROAD; THENCE SOUTH 55 DEGREES WEST 100 FEET TO A POINT IN CENTER OF ROAD; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 35.7 FEET TO A POINT IN CENTER OF ROAD; THE SAME BEING THE POINT OF BEGINNING, THE SAME CONTAINING 66.30 ACRES, MORE OR LESS. THIS CONVEYANCE IS INTENDED TO COVER ALL OF THE LAND OWNED BY THOMAS P. VARDELL AND WIFE, LYING SOUTH OF THE RIDGE ROAD.

Being the same property conveyed to Arthur Lee Krantz and wife, Jo(e) Etta Krantz by deed from Thomas P. Vardell et ux recorded in Book 1046, page 528, Register's Office of Davidson County, Tennessee.

Parcel 4:

LAND, SITUATED IN THE 14TH CIVIL DISTRICT, FORMERLY THE OLD 24TH OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NO. 1 BEGINNING AT A STONE IN THE ORIGINAL SOUTH BOUNDARY THE SOUTHWEST CORNER OF MRS. NANCY GUY'S 2-ACRE TRACT; THENCE WITH SAID ORIGINAL LINE NORTH 87-1/2 DEGREES WEST 27.48 POLES TO A STAKE IN THE NORTH SIDE OF THE RIDGE ROAD, THE SOUTHWEST CORNER OF THE ORIGINAL TRACT; THENCE WITH THE WEST BOUNDARY THEREOF NORTH 2 DEGREES EAST 81.25 POLES TO A STAKE WITH BICKORY POINTERS; THENCE SOUTH 42 DEGREES ~~EAST 42 DEGREES~~ EAST 59 POLES TO THE CENTER OF THE RIDGE ROAD AND WITH SAME SOUTH 27-1/2 DEGREES WEST 42.5 POLES TO THE BEGINNING, CONTAINING 15.18 ACRES MORE OR LESS. 9

BEING THE SAME PROPERTY CONVEYED TO J.H.PROCTOR BY BEN BERNARD AND WIFE, LOUISE BERNARD AS OF RECORD IN BOOK 377, PAGE 279, R.O.D.C. TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

NO. 2. LYING IN THE 14TH FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY AND BEGINNING AT A STUMP, THE SOUTHWEST CORNER OF SAID PROCTOR TRACT CONVEYED TO HIM BY BEN BERNARD; THENCE NORTH 2 DEGREES EAST 128 POLES TO A STAKE BY THE SIDE OF A PRIVATE ROAD, THENCE NORTH 88 DEGREES WEST 25 POLES TO A STAKE WITH BLACK OAK POINTER, THENCE SOUTH 2 DEGREES WEST 128 POLES TO A STAKE WITH FORKED HICKORY POINTER, THENCE SOUTH 88 DEGREES EAST 25 POLES TO THE BEGINNING, CONTAINING 20 ACRES MORE OR LESS.

Being the same property conveyed to A. L. Krantz and wife Joe Etter Krantz by deed of record in Book 805, page 389, Register's Office of Davidson County, Tennessee.

Parcel 5: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO WIT:

BEING A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING AT A STAKE WITH CHESTNUT AND BLACK OAK POINTERS, IN THE SOUTH LINE OF THE FLOTO LANDS, THE NORTHEAST CORNER OF A TRACT OF 51 ACRES, MORE OR LESS, OF LAND CONVEYED BY J. S. BINKLEY AND WIFE, DELIA BINKLEY TO BEN P. BRACY, BY DEED OF RECORD IN BOOK 381, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EAST LINE OF SAID BRACY TRACT, SOUTH 2½ DEGREES WEST 29.8 POLES TO A STAKE IN THE CENTER OF ROAD; THENCE WITH SAME, NORTH 78 DEGREES EAST 6.32 POLES; THENCE SOUTH 2½ DEGREES WEST 25.4 POLES TO A STAKE, WITH SASSAFRAS POINTERS; THENCE NORTH 87½ DEGREES WEST 6.32 POLES TO A STAKE IN CLEARED GROUND; THENCE SOUTH 2½ DEGREES WEST 98.9 POLES TO A STAKE, WITH HICKORY POINTERS, ON THE NORTH SIDE OF A HILL, SAID BRACY'S SOUTHEAST CORNER; THENCE SOUTH 87½ DEGREES EAST 102 POLES TO A HICKORY, WITH SOURWOOD POINTERS; THENCE NORTH 16 DEGREES WEST 13.6 POLES TO A HICKORY; THENCE NORTH 23 DEGREES EAST 8.3 POLES TO A BLACK OAK; THENCE NORTH 45½ DEGREES EAST 18.6 POLES TO A WHITE OAK; THENCE NORTH 18 DEGREES WEST 11.2 POLES TO A WHITE OAK; THENCE NORTH 33½ DEGREES WEST 12 POLES TO A BLACK OAK; THENCE NORTH 20 DEGREES EAST 44 POLES TO A STAKE ON THE RIDGE; THENCE NORTH 12 DEGREES WEST 13.3 POLES TO A HICKORY; THENCE NORTH 30 DEGREES WEST 17.4 POLES TO A RED OAK, THE SOUTHEAST CORNER OF 15/100 OF AN ACRE CONVEYED BY ROBERT O. JONES AND WIFE, FLORENCE JONES TO J. S. BINKLEY, BY DEED OF RECORD IN BOOK 494, PAGE 330, SAID REGISTER'S OFFICE; THENCE NORTH 22½ DEGREES WEST 18.20 POLES TO A STAKE, THE WESTERLY CORNER OF A TRACT OF 15/100 OF AN ACRE CONVEYED BY J. S. BINKLEY AND WIFE, MANDALE BINKLEY TO ROBERT O. JONES, BY DEED OF RECORD IN BOOK 469, PAGE 63, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF SAME, NORTH 50 DEGREES EAST 9.6 POLES TO A STAKE ON THE SOUTH MARGIN OF THE RIDGE ROAD; THENCE NORTHEAST ABOUT 9.1 POLES TO A HICKORY IN THE SOUTH LINE OF THE FLOTO LANDS; THENCE WITH SAID LINE, SOUTH 88½ DEGREES WEST, 108 POLES, MORE OR LESS, TO THE BEGINNING, CONTAINING 75.70 ACRES, MORE OR LESS.

Being the same property conveyed to Arthur Lee Krantz and wife Joe Etta Krantz by deed of record in Book 873, page 558, Register's Office of Davidson County, Tennessee.