Prepared by:
Amy Cross Nance
Attorney at Law
1619 Galleria Blvd.
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $36,500.00 TLC

Affiant

Subscribed and sworn to before me, this 28 day of October 2010.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/29/10 16:04 4 pgs
Fees:23.00 Taxes:135.05
20101029-0086957

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John L. Pearson 1055 Franklin Rd. Gallatin, TN 37066	Same	P.O. 100/4.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Timothy C. Cox and wife Suzanne E. Cox hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John L. Pearson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin set in the southerly margin of Old Pond Creek Road; thence with the southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06 minutes 47 seconds, a radius of 270 feet, a length of 80,64 feet and a chord bearing and distance of South 80 degrees 20 minutes 16 seconds East, 80.34 feet; thence, South 88 degrees 53 minutes 40 seconds East, 67.79 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 21 degrees 27 minutes 49 seconds a radius of 553.00 feet, a length of 207.16 feet and a chord bearing and distance of North 80 degrees 22 minutes 25 seconds East, 205.95 feet; thence, continuing with said margin, north 69 degrees 38 minutes 31 seconds East 164.97 feet to an iron pin set; thence, severing the Timothy C & Suzanne E. Cox property as of record in Instrument No. . 200403170030492 R.O.D.C, TN South 2 degrees 10 minutes 48 seconds West, 511.30 feet to an iron pin set; thence North 87 degrees 49 minutes 13 seconds West 501.41 feet to an iron pin set;

thence north 2 degrees 10 minutes 48 seconds east 415.12 feet to the point of beginning containing 217, 802 sq ft or 5.01 acres more or less. Prepared by Southern Precision Land Surveying, Inc, P.O. Box 220, Pegram, TN 37143-0220, File No. 08-0064 Brian A. McCain RLS No. 2256.

Being a portion of the same property conveyed to Timothy C. Cox and wife Suzanne E. Cox by deed from David Bibee, Terry Lavender and Kenny Lavener of record in Instrument No. 20040317-0030492

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) Subject to the following restrictions, covenants, conditions, easements, assessments and liens (all hereafter collectively referred to as "Restrictions") relating to the use and occupancy thereof; said Restrictions to be construed as covenants running with the land which shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof, and which shall insure to the benefit of each Owner thereof. Every person or other party hereafter acquiring any of the within described properties made subject to this Declaration, shall be deemed to have assented to this Declaration and Restrictions by virtue of acceptance of a deed to any of the properties or any interest therein: A) No mobile homes B) No temporary dwellings 3) All matters appearing on survey prepared by Southern Precision Land Surveying dated October 18, 2010

TCC SEC

This property is improved property known as [redacted] Old Pond Creek Rd, Pegram, Tennessee 37143-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of October, 2010.

Timothy C. Cox

Suzanne E. Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Cox and Suzanne E. Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of October, 2010.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06635

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

