BILL GARRETT, Davidson County
Trans:T20100077450 DEEDWARR
Recvd: 12/08/10 14:21 6 pgs
Fees:32.00 Taxes:0.00
20101208-0097817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $270,000.00
STATE OF TENNESSEE TAX EXEMPT.

AFFIANT

Subscribed to and sworn before me this 2nd day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 1, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	09800020200 09800020300 09800020400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $270,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHAD I. PEARMAN, TRUSTEE FOR CDDT EARHART ROAD PARTNERSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** 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 TO WIT:

TRANSACTION NUMBER 10-06-011

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A" LOT 1.

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B" LOT 2.

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "C" LOT 3.

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERNECE AS EXHIBIT "D".

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: Lot 1, 2 and 3 Earhart Road Hermitage, Tennessee

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number:

GTE File: 201(

WITNESS, this 2nd day of December, 2010

BY: _____, Trustee
CHAD I. PEARMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHAD I. PEARMAN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath is acknowledged to be the **TRUSTEE** for **CDDT EARHART ROAD PARTNERSHIP**, the within named bargainor, a partnership, and that as such **TRUSTEE** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said **CHAD I. PEARMAN** as such.

Witness my hand and official seal on this the 2nd day of December, 2010.

_____
Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

LTSR Number:

GTE File: 2010

EXHIBIT "A"

Transaction No. 10-06-011

SURVEYOR'S DESCRIPTION LOT 1

Being land in the 12th Council District of Davidson County, Tennessee, and being a portion the land conveyed to Chad I. Pearman, Trustee By Deed Of Record In Instrument # 200604100041286, R.O.D.C. Also being lot 1, on the plat of record in Instrument # 20090702-0061814, R.O.D.C. Being generally located south of Central Pike and on the west side of Earhart Road and being more particularly described as follows:

Beginning at an existing ½" iron pin at the southwest corner of Dave A. Foster, Jr. et ux as of record in Deed Book 7752, Page 565, R.O.D.C.;

Thence, with the westerly right-of-way line of Earhart Road the following calls:
South 08 Degrees 20 Minutes 33 Seconds West a distance of 82.52 feet to an existing ½" iron pin;
with a curve turning to the left with an arc length of 68.19', with a delta angle of 7°15'48",
having a radius of 537.90', with a chord bearing of South 04 Degrees 42 Minutes 39 Seconds West,
with a chord length of 68.14 feet to an existing ½" iron pin;

Thence, leaving said westerly right-of-way line of Earhart Road with the common line of Lots 1 & 2, North 82 Degrees 42 Minutes 45 Seconds West a distance of 682.73 feet to an existing ½" iron pin on the easterly line of the Richard Gleaves Subdivision as of record in Plat Book 9700, Page 507, R.O.D.C;

Thence, with the easterly line of said Richard Gleaves Subdivision, North 09 Degrees 13 Minutes 18 Seconds East a distance of 145.00 feet to an existing bolt at the southwesterly corner of said Dave A. Foster, Jr. et ux;
Thence, with the southerly line of said Dave A. Foster, Jr. et ux, South 83 Degrees 11 Minutes 32 Seconds East a distance of 676.32 feet to an existing ½" iron pin; which is the point of beginning.

Having an area of 100,166 square feet or 2.30 acres more or less.

DUCLOS SURVEY & DESIGN, INC.
P.O. BOX 241
NOLENSVILLE, TENNESSEE 37135
Kirk S. Duclos, R.L.S. 1936

CIP/TR

EXHIBIT "B"

Transaction No. 10-06-011

SURVEYOR'S DESCRIPTION LOT 2

Being land in the 12th Council District of Davidson County, Tennessee, and being a portion the land conveyed to Chad I. Pearman, Trustee By Deed Of Record In Instrument # 200604100041286, R.O.D.C. Also being lot 2, on the plat of record in Instrument # 20090702-0061814, R.O.D.C. Being generally located south of Central Pike and on the west side of Earhart Road and being more particularly described as follows:

Commencing, at an existing ½" iron pin at the southwest corner of Dave A. Foster, Jr. et ux as of record in Deed Book 7752, Page 565, R.O.D.C.;

Thence, with the westerly right-of-way line of Earhart Road the following calls: South 08 Degrees 20 Minutes 33 Seconds West a distance of 82.52 feet to an existing ½" iron pin;
with a curve turning to the left with an arc length of 68.19', with a delta angle of 7°15'48", having a radius of 537.90', with a chord bearing of South 04 Degrees 42 Minutes 39 Seconds West, with a chord length of 68.14 feet to an existing ½" iron pin which is the true point of beginning of the herein described lot;

Thence, continuing westerly right-of-way line of Earhart Road the following calls:

along a curve turning to the left with an arc length of 149.56', with a delta angle of 15°57'11", having a radius of 537.15', with a chord bearing of South 06 Degrees 53 Minutes 11 Seconds East, with a chord length of 149.08 feet to an existing ½" iron pin;

South 14 Degrees 51 Minutes 04 Seconds East a distance of 6.68 feet to an existing ½" iron pin;

Thence, Thence, leaving said westerly right-of-way line of Earhart Road with the common line of Lots 2 & 3, North 82 Degrees 15 Minutes 15 Seconds West a distance of 726.67 feet to an existing ½" iron pin on the easterly line of the Richard Gleaves Subdivision as of record in Plat Book 9700, Page 507, R.O.D.C;

Thence, with the easterly line of said Richard Gleaves Subdivision, North 09 Degrees 13 Minutes 18 Seconds East a distance of 145.00 feet to an existing ½" iron pin;

Thence, leaving said easterly line of the Richard Gleaves Subdivision with the common line of said Lot 1&2, South 82 Degrees 42 Minutes 45 Seconds East a distance of 682.73 feet to an existing ½" iron pin; which is the point of beginning.

Having an area of 103,534 square feet or 2.38 acres more or less.

CIP, TR

EXHIBIT "C"

Transaction No. 10-06-011

SURVEYOR'S DESCRIPTION LOT 3

Being land in the 12th Council District of Davidson County, Tennessee, and being a portion the land conveyed to Chad I. Pearman, Trustee By Deed Of Record In Instrument # 200604100041286, R.O.D.C. Also being lot 2, on the plat of record in Instrument # 20090702-0061814, R.O.D.C. Being generally located south of Central Pike and on the west side of Earhart Road and being more particularly described as follows:

Commencing, at an existing ½" iron pin at the southwest corner of Dave A. Foster, Jr. et ux as of record in Deed Book 7752, Page 565, R.O.D.C.;

Thence, with the westerly right-of-way line of Earhart Road the following calls:
South 08 Degrees 20 Minutes 33 Seconds West, a distance of 82.52 feet to an existing ½" iron pin;
with a curve turning to the left with an arc length of 68.19', with a delta angle of 7°15'48",
having a radius of 537.90', with a chord bearing of South 04 Degrees 42 Minutes 39 Seconds West,
with a chord length of 68.14 feet to an existing ½" iron pin;

with a curve turning to the left with an arc length of 149.56', with a delta angle of 15°57'11",
having a radius of 537.15', with a chord bearing of South 06 Degrees 53 Minutes 11 Seconds East,
with a chord length of 149.08 feet to an existing ½" iron pin;

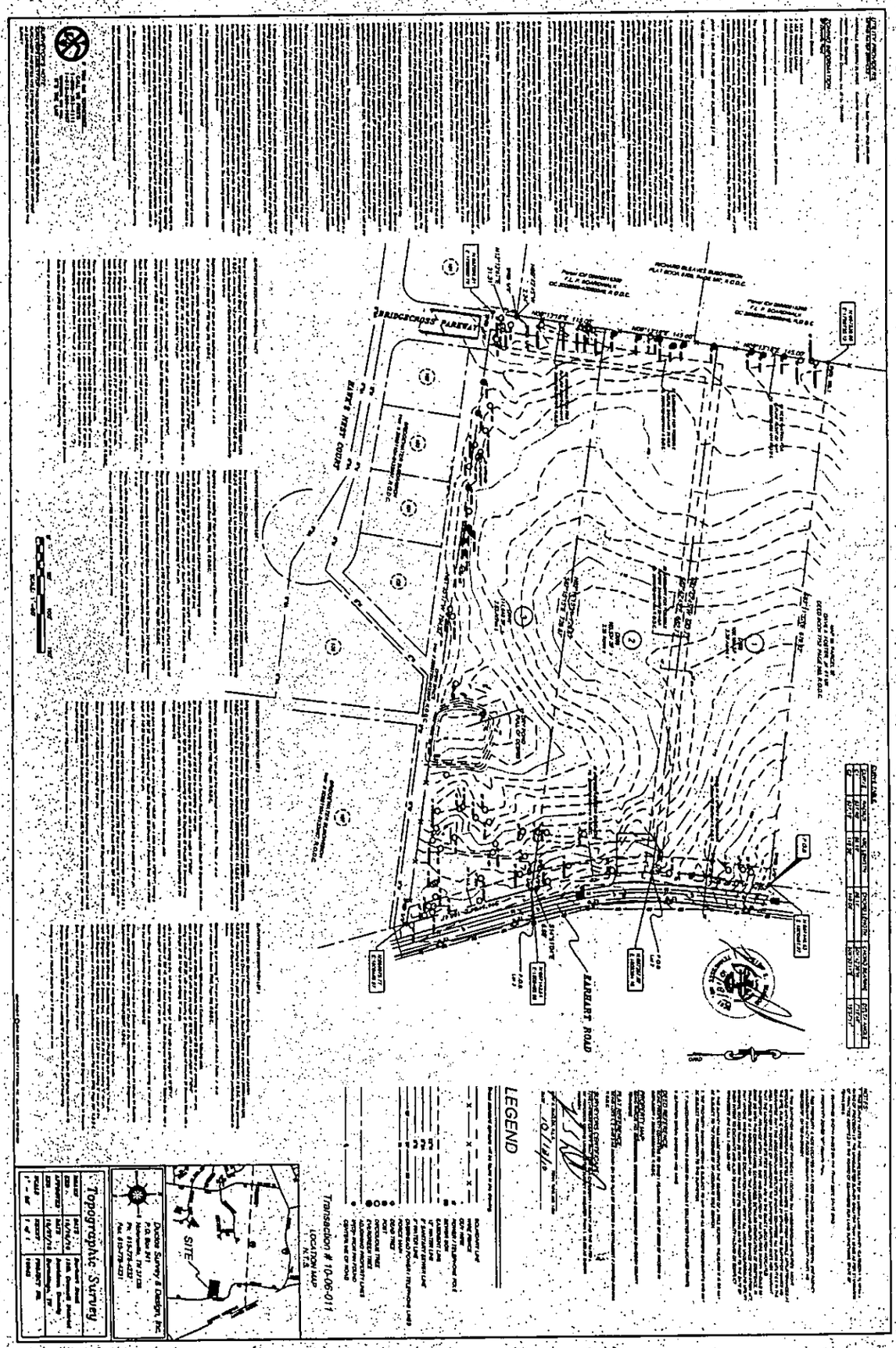
South 14 Degrees 51 Minutes 04 Seconds East, a distance of 6.68 feet to an existing ½" iron pin which is the true point of beginning of the herein described lot;

Thence, continuing westerly right-of-way line of Earhart Road, South 14 Degrees 51 Minutes 04 Seconds East a distance of 168.47 feet to an existing ½" iron pin at the northeasterly corner of Bridgewater Subdivision as of record in Instr. # 20051104-0133897, R.O.D.C.;
Thence, with the northerly line of said Bridgewater Subdivision the following calls:
North 81 Degrees 35 Minutes 17 Seconds West, a distance of 794.62 feet to an existing ½" iron pin;
North 12 Degrees 12 Minutes 47 Seconds East, a distance of 31.31 feet to an existing ½" iron pin;
North 80 Degrees 42 Minutes 45 Seconds West, a distance of 2.24 feet to an existing ½" iron pin at the southeasterly corner of the Richard Gleaves Subdivision as of record in Plat Book 9700, Page 507, R.O.D.C.;
Thence, with the easterly line of said Richard Gleaves Subdivision North 09 Degrees 13 Minutes 18 Seconds East, a distance of 115.06 feet to an existing ½" iron pin;
Thence, leaving said easterly line of said Richard Gleaves Subdivision, South 82 Degrees 15 Minutes 15 Seconds East a distance of 726.67 feet to an existing ½" iron pin; which is the point of beginning.
Having an area of 114,648 square feet or 2.63 acres more or less.

CIP, TR

EXHIBIT "D"

TRANSACTION NUMBER 10-06-011



CP, TR