THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
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BILL GARRETT, Davidson County
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Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP/PARCEL
ROBERT D. THOMAS 1251 GRAYSON ROAD WHITWELL, TN 37397	PAYMENT OF REAL PROPERTY TAXES: Same as New Owner	MAP 18 PARCEL 161

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAVID A. TINNON and WILLIAM TINNIN , hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT D. THOMAS, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described by Instrument No. 20030513-0064474;

Thence, South 15° 28' 32" West, a distance of 306.34 feet to the true point of beginning for the property described hereon, which is also the southeast corner of the Dickens property as described by Instrument No. 20030513-00064474;

Thence, North 89° 48' 57" West, a distance of 162.11 feet to an iron rod;

Thence, South 30° 18' 26" West, a distance of 382.83 feet to an iron rod, also being the southwest corner of the Dickens property as described by Instrument No. 20030513-0064474, and the northeast corner of Tract 1;

Thence, with Tract 1 South 12° 29' 42" West, a distance of 470.08 feet to an iron rod;

Thence, with Tract 1 South 45° 45' 20" West, a distance of 22.63 feet to an iron rod;

Thence, with Tract 4 North 62° 08' 45" East, a distance of 56.94 feet to an iron rod;

Thence, with Tract 4 North 50° 59' 21" East, a distance of 128.63 feet to an iron rod;

Thence, with Tract 4 North 45° 44' 55" East, a distance of 86.81 feet to an iron rod;

Thence, with Tract 4 North 39° 54' 02" East, a distance of 48.11 feet to an iron rod;

Thence, with Tract 4 South 58° 00' 36" East, a distance of 250.30 feet to an iron rod;

Thence, North 35° 33' 48" East, a distance of 219.34 feet to an iron rod;

Thence, North 32° 54' 26" East, a distance of 90.68 feet to an iron rod, also being the southeast corner of Tract 2;

Thence, with Tract 2 North 53° 48' 29" West, a distance of 313.10 feet to an iron rod;

Thence, with Tract 2 North 09° 35' 41" East, a distance of 240.61 feet to an iron rod;

Thence, with Tract 2 North 42° 42' 30" East, a distance of 76.47 feet to an iron rod;

Thence with Tract 2 North 38° 42' 51" East, a distance of 28.09 feet to the true point of being of the described property containing 5.073 acres, more or less.

Together with:

(1) Ingress/Egress Easement of record as Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and together with and subject to:
(2) A perpetual, non-exclusive ingress/egress easement running with the land as shown on the Boundary Survey of the Marchand Property dated August 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison Tennessee 37115, 615-865-4242, both ingress/egress easements 1 and 2 more particularly described as follows:

<u>20' INGRESS/EGRESS EASEMENT</u>

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument No. 20030513-0064474;

Thence, South 15° 28' 32" West, a distance of 306.34 feet to a point;

Thence, South 38° 42' 51" West, a distance of 28.09 feet to a point;

Thence, South 42° 42' 30" West, a distance of 76.47 feet to a point;

Thence, South 09° 35' 41" West, a distance of 240.61 feet to a point, also being the southwest corner of Tract #2;

Thence, South 09° 35" 41' West, a distance of 122.97 feet to a point;

Thence, South 15° 48' 18" West, a distance of 76.51 feet to a point;

Thence, South 30° 05' 15" West, a distance of 98.42 feet to a point;

Thence, South 39° 54' 02" West, a distance of 71.45 feet to a point;

Thence, South 45° 44' 55" West, a distance of 88.75 feet to a point;

Thence, South 50° 59' 21" West, a distance of 131.50 feet to a point;

Thence, South 62° 08' 45" West, a distance of 126.89 feet to a point;

Thence, South 18° 15' 35" West, a distance of 288.61 feet to a point;

Thence, North 53° 49' 48" West, a distance of 62.20 feet to a point;

Thence, North 18° 15' 35" East, a distance of 236.81 feet to a point;

Thence, North 62° 08' 45" East, a distance of 132.58 feet to a point;

Thence, North 62° 08' 45" East, a distance of 56.94 feet to a point;

Thence, North 50° 59' 21" East, a distance of 128.63 feet to a point;

Thence, North 45° 44' 55' East, a distance of 86.81 feet to a point;

Thence, North 39° 54' 02" East, a distance of 48.11 feet to a point, also being the northwest corner of Tract #4;

Thence, North 39° 54' 02" East, a distance of 20.60 feet to a point;

Thence, North 30° 05' 15" East, a distance of 94.20 feet to a point;

Thence, North 15° 48' 18" East, a distance of 72.92 feet to a point;

Thence, North 09° 35' 41" East, a distance of 368.44 feet to a point;

Thence, North 42° 42' 30" East, a distance of 81.72 feet to a point;

Thence, North 38° 42' 20" East, a distance of 23.22 feet to a point;

Thence, North 15° 28' 32" East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;

Thence, with the right of way with a curve with a delta angle of 04° 13' 37", with a radius of 271.18 feet, a chord bearing of South 75° 10' 29" East, a distance of 20.00 feet to the point of beginning.

Together with:

TRACT 3 SEPTIC AREA

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, page 594;

Thence, North 43° 41' 05" West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon;

Thence, North 04° 52' 04" West, a distance of 81.24 feet to a point;

Thence, South 85° 07' 56" West, a distance of 162.48 feet to a point;

Thence, South 04° 52' 04" East, a distance of 81.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 162.48 feet to the true point of beginning, containing 0.303 acres more or less.

Together with:

TRACT 3 SEPTIC EASEMENT ACROSS TRACT 2

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2;

Thence, North 53° 48' 29" West, a distance of 41.82 feet to the true point of beginning of the described easement hereon;

Thence, North 01° 49' 51" East, a distance of 290.71 feet to a point;

Thence, North 04° 52' 04" West, a distance of 102.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 144.18 feet to a point;

Thence, North 04° 52' 04" West, a distance of 101.24 feet to a point;

Thence, South 85° 07' 56" West, a distance of 182.48 feet to a point;

Thence, South 04° 52' 04" East, a distance of 101.24 feet to a point;

Thence, North 85° 07' 56" East, a distance of 23.30 feet to a point;

Thence, South 04° 52' 04" East, a distance of 101.30 feet to a point;

Thence, South 01° 49' 51" West, a distance of 279.52 feet to a point;

Thence, South 53° 48' 29" East, a distance of 18.17 feet to the true point of beginning, containing 0.557 acres more or less.

Subject to:

TRACT 4 SEPTIC EASEMENT ACROSS TRACT 3

Beginning at a point along the east property line, also being the northeast corer of Tract 4 and the southeast corner of Tract 3;

Thence, North 58° 00' 36" West, a distance of 26.05 feet to the true point of beginning of the described easement;

Thence, North 58° 00' 36" East, a distance of 15.03 feet to a point;

Thence, North 35° 33' 48" East, a distance of 193.26 feet to a point;

Thence, North 32° 54' 25" East, a distance of 92.09 feet to a point;

Thence, South 53° 48' 29" East, a distance of 15.02 feet to a point;

Thence, South 32° 54' 25" West, a distance of 91.57 feet to a point;

Thence, South 35° 33' 48" West, a distance of 192.67 feet to the true point of beginning, containing 0.098 acres more or less.

Subject to:

TRACT 5 SEPTIC EASEMENT ACROSS TRACT 3

Beginning at a point along the east property line, also being the northeast corner of Tract 4 and the southeast corner of Tract 3;

Thence, North 58° 00' 36" West, a distance of 10.02 feet to the true point of beginning of the described easement;

Thence, North 58° 00' 36" East, a distance of 15.03 feet to a point;

Thence, North 35° 33' 48" East, a distance of 192.63 feet to a point;

Thence, North 32° 54' 25" East, a distance of 91.54 feet to a point;

Thence, South 53° 48' 29" East, a distance of 15.02 feet to a point;

Thence, South 32° 54' 25" West, a distance of 91.03 feet to a point;

Thence, South 35° 33' 48" West, a distance of 192.04 feet to the true point of beginning containing 0.098 acres more or less.

Source of Title: Instrument #20081021-0105438

TEN FOOT (10') UTILITY EASEMENT: The Grantors hereby convey to the Grantee, his heirs and assigns, and reserve for the owners of Tract #2 and Tract #4, a common utility easement, 10 feet in width from the southeast lines of Tracts #2,3 and 4, from Brick Church Pike to the southeasterly corner of Tract #4.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. State & County Real Property Taxes for the year 2009 and 2010, which are being paid by the GRANTORS with the execution of this deed without proration. All subsequent real property taxes will be paid by the GRANTEE.

2. Subject to restrictive covenants set forth in a deed filed for record as instrument number 20081021-0105438 as follows:

   No Modular Homes
   No Mobile Homes
   Minimum 1,800 Square Foot House
   Brick to Grade.

3. Subject to all other matters as shown on the plan of the subdivision of the Marchand Property, not of record, dated 8/22/08, by Steven D. Delle, Registered Land Surveyor, License No. 1710.

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DAVID A. TINNON

WILLIAM TINNIN

"GRANTEE"

ROBERT D. THOMAS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. TINNON, WILLIAM TINNIN and ROBERT D. THOMAS, 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, at office, this the 20th day of December, 2010.

NOTARY PUBLIC



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of December, 2010.

NOTARY PUBLIC

