Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110006383 DEEDWARR
Recvd: 02/01/11 11:00 3 pgs
Fees:18.00 Taxes:1587.30
20110201-0008825

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Charles G. Eyclesheimer & Lena M. Eyclesheimer
823 Old Lebanon Dirt Road
Hermitage, TN 37076

SEND TAX BILL TO:
PrimeLending, a PlainsCapital Company
18111 Preston Road, Ste. 900
Dallas, TX 75252

TAX ID: 087-00-0-160 & 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **JAMES D. SIMMONS JR. AND WIFE, JUDITH W. SIMMONS,** has this day bargained and sold, and does hereby transfer and convey unto **CHARLES G. EYCLESHEIMER AND LENA M. EYCLESHEIMER, HUSBAND AND WIFE,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE:

BEGINNING AT THE COMMON CORNER OF THE SIMMONS PROPERTY AND THE LADNIER PROPERTY. THE LADNIER PROPERTY BEING OF RECORD IN BOOK 6084, PAGE 178, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE NORTHERLY MARGIN OF OLD LEBANON DIRT ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2017.82 FEET AND A LENGTH OF 150.00 TO AN IRON PIN;

THENCE NORTH 33 DEG 23 MIN 06 SEC WEST 291.81 FEET TO A POINT;

THENCE NORTH 66 DEG 02 MIN 29 SEC EAST 233.00 FEET TO AN IRON PIN;

THENCE SOUTH 06 DEG 51 MIN 31 SEC EAST 125.00 FEET TO AN IRON PIN;

THENCE SOUTH 22 DEG 08 MIN 43 SEC EAST 128.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.10 ACRES.

TRACT TWO:

BEGINNING AT THE COMMON CORNER OF THE SIMMONS PROPERTY

AND THE LADNIER PROPERTY. THE LADNIER PROPERTY BEING OF RECORD IN BOOK 6084, PAGE 178, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE NORTHERLY MARGIN OF OLD LEBANON DIRT ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2017.82 FEET AND A LENGTH OF 150.00 TO AN IRON PIN, THE POINT OF BEGINNING OF THIS TRACT;

THENCE WITH THE NORTHERLY MARGIN OF OLD LEBANON DIRT ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2017.82 FEET AND A LENGTH OF 295.98 FEET TO AN IRON PIN;

THENCE NORTH 11 DEG 41 MN 23 SEC 302.56 FEET TO AN IRON PIN;

THENCE NORTH 07 DEG 02 MN 32 SEC EAST 128.01 FEET TO AN IRON PIN;

THENCE NORTH 10 DEG 03 MIN 40 SEC EAST 445.23 FEET TO AN IRON PIN;

THENCE NORTH 84 DEG 07 MIN 34 SEC EAST 115.12 FEET TO AN IRON PIN;

THENCE NORTH 07 DEG 10 MIN 29 SEC EAST 537.01 FEET TO AN IRON PIN;

THENCE SOUTH 76 DEG 16 MIN 56 SEC EAST 337.26 FEET TO AN IRON PIN;

THENCE SOUTH 14 DEG 07 MIN 52 SEC WEST 318.77 FEET TO AN IRON PIN;

THENCE SOUTH 63 DEG 00 MIN 56 SEC EAST 175.54 FEET TO AN IRON PIN;

THENCE SOUTH 06 DEG 51 MIN 31 SEC EAST 397.35 FEET TO AN IRON PIN;

THENCE SOUTH 66 DEG 02 MIN 29 SEC WEST 233.00 FEET TO A POINT;

THENCE SOUTH 33 DEG 23 MIN 06 SEC EAST 291.81 FEET TO THE POINT OF BEGINNING CONTAINING 8.77 ACRES.

Being a portion of the same property conveyed to James D. Simmons, Jr. by deed from Simmons Family Limited Partnership, dated 5/21/03 of record in Instrument Number 20030527-0071117, Register's Office for Davidson County, Tennessee. Further reference made to quitclaim deed of record in Instrument No. 20101129-0094695, said Register's office.

By way of recital, Tract One is identified by the Assessor's office of Davidson County, Tennessee, as being Tax Map/Parcel 08700016000 and Tract Two is identified as being Tax Map/Parcel 08700015000.

This is improved property known as: **823 Old Lebanon Dirt Road, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons

whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of January, 2011

James D. Simmons Jr.

Judith W. Simmons

Judith W. Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James D. Simmons Jr. and Judith W. Simmons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of January, 2011.

NOTARY PUBLIC

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires June 5, 2012

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $429,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Comm. Expires August 20, 2014