(2)

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Rod E Welk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rod Wilkins	NEW OWNER	10100010300
(NAME)	(NAME)	
6441 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110020195 DEEDWARR
Recvd: 04/06/11 12:08 3 pgs
Fees:18.00 Taxes:118.40
20110406-0026593

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ken Ferrante**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rod Wilkins**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT I: Land in the 8th Civil District of Davidson County, Tennessee, on Gower School Road near New River Road, as surveyed by Si H. Hutchison, in December 1951. BEGINNING at the northeast corner of the Gower School House one acre lot, now owned by J.T. Edwards; thence south 80 degrees 15 feet east 2 poles more or less to center of Gower School Road; thence with center of Gower School Road; thence with center of said road and the following bearing: north 25 degrees east 18 poles; north 29 degrees east 10 poles; north 38 degrees east 10 poles; north 47 degrees east 20 poles; thence bearing said road going north 40 degrees 30 feet west 34 1/4 poles to Will Young's line at a hackberry with 2 small elm pointers; thence with Young's line south 48 degrees 31 feet west 19 poles more or less to a cedar tree near an elm, Will Young's corner; thence north 23 degrees west with Young's line 39.57 poles to a stake in the north line of O.E. Jordan's land; thence south 69 1/2 west 14 poles to a stake; thence s 51 degrees west 38 poles to an ash and elm; thence south 86 degrees west 17 1/4 poles to an elm; thence north 68 degrees 15 feet west 14.2 poles to an elm; thence south 35 degrees 15 feet west 78 poles to a stone in a hollow; thence south 87 degrees east 108.2 poles to a pile of stones; thence 52 degrees 30 feet west 5 poles to a stake with a beech pointer; same being the northwest corner of a lot conveyed to Oscar Edward Jordan; thence with the north line of same south 74 degrees east 9 1/2 poles to the south west corner of a one acre tract that was conveyed to in Book 405, Page 55, in the Register's Office for Davidson County, Tennessee; thence with the west line of same north 90 degrees 15 feet east 11 poles more or less to the northwest corner of said lot; thence south 80 degrees 35 feet east with said lot 15 poles to the point of beginning.

TRACT II: Land in the 8th, Civil District of Davidson County, Tennessee on New River Road, as surveyed by Si H. Hutchison, December 13, 1951; Beginning in the center of New River Road at the corner of Charlie Langley's at a drain; thence with the center of said road and following bearings; south 14 degrees west 32 poles; south 10 degrees west 8 poles; south 2 degrees west 8 poles; south 2 degrees east 8 poles; south 6 degrees east 8 poles; south 15 degrees east 8 poles; south 17 degrees east 8 poles; south 21 degrees east 9 poles to T.G. Green's

corner; thence north about 32 degrees west 32 poles more or less with his line to Dugger's line, post oak and hickory pointers; thence with Dugger's line west 5 3/4 west 56 1/2 poles more or less to Langley's corner in Dugger's line; thence north about 65 degrees west with Langley's line 9 poles more or less to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING PRIOR CONVEYANCES:

Conveyance to M.D. Holmes and wife Sophronia Holmes, of record in Book 2093, Page 117, Register's Office for Davidson County, Tennessee, containing 1.9 acres more or less.

Conveyance to Thomas R. Carlton and wife Elanor H. Carlton of record in Book 2134, Page 310, Registers Office for Davidson County, Tennessee containing 54 acres more or less.

Conveyance to M. D. Holmes of record in Book 2244, Page 111, Register's Office for Davidson County, Tennessee containing 3.5 acres more or less.

Conveyance to Morris E. Russell and wife Audrey June Russell and Richard H. Miller and wife Eula Mai Miller of record in Book 4052, Page 587, Register's Office for Davidson County, Tennessee conveying 1.54 acres more or less.

Conveyance to Lawrence and Lillie Mayo of record in Book 2747, Page 55, Register's Office for Davidson County, Tennessee, containing .90 acres more or less.

The remaining property is known as the same property shown on Map 101 Parcel 103.00 Davidson County Assessors Office

Being the same property conveyed to KEN FERRANTE by Deed from MORRIS SULLIVAN, MICHAEL SULLIVAN, THOMAS SULLIVAN AND CHARLES ED SULLIVAN, dated 06/28/2007 and filed for record on 07/03/2007 in Instrument No. 20070703-0079097, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

Electrical Permit for Detached Structure of record in Book 4720, Page 250, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, Page 734, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 8626, Page 830, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040823-0101632, and Instrument No. 20051214-0150262, said Register's Office.

Title to any portion of said land lying in the bed or banks of Overall Creek, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Overall Creek, without iminution or pollution, and the consequence of any past or future change in the location of said Overall Creek.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 6703 River Road Pike, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 1st day of April 2011.

Ken Ferrante by Domingo A. Carletello Attorney in fact.
Ken Ferrante

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 Domingo A. Carletello, the bargainor(s), with whom I am personally acquainted and who proved himself to be the attorney in fact of Ken Ferrante and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2011.

Notary Public
My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027