STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20110021766 DEEDWARR
Recvd: 04/13/11 10:59 4 pgs
Fees:23.00 Taxes:1850.00
20110413-0028499

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-2098C

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry E. Wilkes and Janet H. Wilkes, husband and wife, and Joseph S. Dozier (NAME) P.O. Box 70612 (STREET ADDRESS) Nashville TN 37207 (CITY) (STATE) (ZIP)	SAME (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	56-8 & 56.1

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jack A. Henshaw, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry E. Wilkes and Janet H. Wilkes, husband and wife, and Joseph S. Dozier,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

See attached Exhibit A and B

56-8

BEING the same property conveyed to Jack A. Henshaw from Sam W. Honeycutt, Sr., by Deed date May 26, 1976 in Book 5029, Page 927, and by Deed dated March 16, 1978, in Book 5272, Page 642, in the Register's Office for Davidson County, Tennessee.

56-1

Being the same property conveyed to Jack A. Henshaw from Sam W. Honeycutt, Sr., by Deed dated December 29, 1981, in Book 5834, Page 749 and corrected in Book 5939, page 805, in the Register's Office for Davidson County, Tennessee.

This in not the marital residence of the Grantor herein.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jack A. Henshaw is signed by his duly appointed Attorney-in-fact Angela B. Evans and Jack Kelly Henshaw, pursuant to the Power of Attorney recorded in Instrument #200504040036332, said Register's Office.

This is unimproved property, known as 5056 Pine Valley Road, 0 Bull Run Rd, Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 29th day of March, 2011.

JACK A. HENSHAW

Jack A. Henshaw by

By: Angela B. Evans, Attorney in fact
Angela B. Evans, Attorney-in-Fact

March 29, 2011
Date

Jack A. Henshaw by

By: Jack Kelly Henshaw Attorney-in-Fact
Jack Kelly Henshaw, Attorney-in-Fact

March 29, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Angela B. Evans and Jack Kelly Henshaw, Attorney-in-Fact for Jack A. Henshaw, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of March, 2011.

My Commission Expires: 9/12/2014

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

EXHIBIT A

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee.

Beginning in the center of Bull Run Road, said point being in the East property line of the C.E. Rohrer tract of land as recorded in Deed Book 2086 Page 513, R.O.D.C., thence leaving said road with his East line South 7° 19' East 888.40 feet to a point, thence South 84° 29' 29" East 1840.07 feet to an iron pin, the Point Of Beginning. Said beginning point being the South East corner of the Charles Ferguson tract of land as recorded in Deed Book 4897, page 494. Said point also being in the North Line of a tract conveyed to University Investment Incorporated, as recorded in Deed Book 4115, page 840, thence North 6° 24' 55" East 527.47 feet to an iron pin in the Southern Line of the Herbert K. Upchurch property, as recorded in Deed Book 4353, page 217, thence South 86° 49' 23" East 491.00 feet to an iron pin, thence North 78° 45' 32" East 166.90 feet to an iron pin in Upchurch's South East Corner, thence South 67° 20' 57" East 105.00 feet to an iron pin in Nancy North's South East Corner, as recorded in Deed Book 4866, page 418, thence with her East Line North 11° 10' 50" East 811.53 feet to an iron pin in the North Right of Way of Pine Valley Road, a plan of which is recorded in Plat Book 3700, page 117, said iron pin being 2.22 feet West of the end of said road, as dedicated, thence with the North side of an ingress and egress Easement 50 feet in width, South 63° 22' 50" East 467.00 feet to an iron pin, thence South 64° 19' 10" East 50.00 feet to an iron pin, thence South 70° 34' 10" East 50.00 feet to an iron pin, thence South 74° 19' 10" East 50.00 feet to an iron pin, thence South 82° 49' 10" East 50.00 feet to an iron pin, thence South 85° 09' 10" East 50.00 feet to an iron pin, thence South 88° 19' 10" East 44.00 feet to an iron pin, thence North 88° 55' 50" East 231.00 feet to an iron pin, thence North 78° 03' 59" East 323.37 feet to an iron pin, thence North 80° 55' 50" East 257.00 feet to an iron pin, thence North 60° 20' 50" East 257.00 feet to an iron pin, thence North 54° 40' 50" East 185.00 feet to an iron pin and Fence Post, said point being the Eastern end of the Ingress and Egress Easement and the South West corner of the Billy Eugene Burgess tract of land and the North West corner of the R.B. Biggs property as recorded in Deed Book 4680, page 757, R.O.D.C., thence with his West line and a fence up a steep hill to the top of a ridge, South 29° 50' 00" East 480.06 feet to an iron pin and corner fence post, thence South 89° 46' 42" East 458.74 feet to an iron pin and corner fence post, thence South 50° 14' 37" East 382.97 feet to an iron pin in a fence, being the South West corner of R.B. Biggs and in the North property line of the Robert M. Condra tract of land as recorded in Deed Book 4185, page 469, thence with Condra's line South 23° 07' 28" West 386.70 feet to a Railroad Spike in a 36" Oak tree, thence South 34° 02' 07" West 81.52 feet to an iron pin and fence post, thence South 27° 30' 22" West 258.95 feet to an iron pin and an 18" Oak tree, thence South 38° 37' 41" West 174.44 feet to an existing iron pin and a 30" tree stump, thence South 87° 28' 45" West 349.11 feet to

an iron pin and 8" Oak tree, thence North 66° 54' 24" West 285.94 feet to an iron pin and 36" Oak tree, thence North 87° 35' 36" West 86.92 feet to an iron pin and a 14" tree, thence South 73° 05' 45" West 431.78 feet to an iron pin and 36" Oak tree, thence South 43° 32' 54" West 314.08 feet to an existing iron pin and a 20" Oak tree, thence South 31° 48' 38" West 268.43 feet to an iron pin and a 24" Oak tree in Condra's Line, said point being in the East line of the University Investment, Inc. property as recorded in Deed Book 4115, page 840, thence with a ridge North 60° 00' 12" West 515.99 feet to an iron pin and 12" Black Gum tree, thence South 78° 18' 55" West 146.54 feet to an iron pin and a 36" Oak Stump, thence North 33° 02' 26" West 831.33 feet to an iron pin and a 30" Oak Stump, thence South 73° 15' 08" West 333.88 feet to an iron pin and a 15" Oak tree, thence South 80° 20' 02" West 101.56 feet to an iron pin on the top of a ridge, thence South 48° 03' 39" West 672.77 feet to an iron pin on the top of the ridge, thence leaving afore mentioned ridge North 6° 24' 55" East 214.50 feet to an iron pin, the Point of Beginning, containing 86.694 Acres according to a Survey by Michael V. Holmes and Associates, Inc., dated December 18, 1979.

EXIBIT"B" MAP 56-1

PROPERTY DESCRIPTION

University Investments,Inc,

A Tract of Land in the 13th. Civil District, formerly the 25th. Civil District, Davidson County, Tennessee, on top of the ridge on Island Branch, described as follows:

BEGINNING in the center of Bull Run Road, said point being in the East property line of C. E. Rohrer , Book 2086, Page 513; thence leaving said road with his East line South 7°19' East 888.40 feet to a point; thence South 84° 39'29" East 1840.07 feet to a iron pin, the Point of Beginning. Said Beginning point being the South East corner of Charles Ferguson Property, recorded in Deed Book 4897, Page 494, and said point being in the West line of Jack A. Henshaw Property, Book 5029, Page 929; thence South 6°24'55" West 214.50 feet to a iron pin on top of a ridge. North 48°03'39" East 672.77 feet to a iron pin, thence North 80°20'02" East, 101.56 feet to a 15" Oak tree and iron pin;

Thence North 73°15'08" East, 353.58 feet to a iron pin
" South 33°02'26" East, 831.33 feet " " " "
" North 78°18'55" East, 146.54 feet " " " " and 12" Black Gum
" South 60°00'12" East, 515.99 feet " " " " " 24" Oak

in a fence line, said point being the North East cornerof this tract and being in the West line of Robert M. Condra, Book 4185, Page 469; thence with his line and a fence South 7°14'36" East 218.45 feet to a existing iron pin and 24" Oak; thence South 7°56'34" East 41.39 to a existing iron pin and 30" Oak;

Thence South 5°28'36" West 187.24 to a iron pin,
" " 19°36'41" West 50.81 feet to a existing iron pin and 18" Oak
" " 24°28'33" West 71.67 feet to a iron pin and 14" Oak
" " 11°10'28" East 161.00feet to a 3" Hackberry
" " 5°14'34" West 129.93 feet to a existing iron pin and 30" Beech

tree in a hollow, said point being the North West corner of Condra and the North East corner of Austin Duke property as recorded in Book 4949 page 255, thence with his North line North 35° 14' 27" West 114.34 feet to an iron pin and 24" Oak tree, thence North 71° 16' 53" West 44.30 feet to a Railroad Spike and an 8" Oak tree, thence North 89° 44' 31" West 140.07 feet to a Railroad Spike and a 40" Oak, thence North 84° 20' 22" West 328.41 feet to an iron and a 10" Oak tree, thence South 41° 45' 37" West 230.38 feet to an iron pin and a 20" Oak tree, thence South 49° 24' 13" West 367.90 to an iron pin and a 26" Oak tree, thence South 60° 45' 09" West 186.44 feet to an iron pin in a fence, thence South 9° 57' 08" West 191.72 feet to an iron pin and a fence post, thence South 26° 12' 57" East 137.04 feet to an iron pin and a 36" Oak tree, thence South 52° 04' 14" East 174.71 feet to a P.K. Nail in

an 8" Locust tree, thence crossing a logging road South 0° 21' 46" West 17.48 feet to a Railroad Spike in an 8" Locust tree, thence South 35° 09' 45" East 102.31 feet to a 20" Oak, thence South 41° 28' 28" East 224.06 feet to an 18" Oak tree, thence South 40° 18' 59" East 110.69 feet to a 30" Oak tree, thence South 34° 16' 39" East 195.20 feet to an iron pin and 24" Oak tree, formerly the North East corner of the J.H. McMinn tract of land, thence with the North line of said tract North 81° 18' 09" West 2317.30 feet to an iron pin, being the North West corner of said tract and the North East corner of the M.P. Farmer property as recorded in Deed book 1559 page 121, thence North 84° 09' 29" West 858.00 feet to an iron pin on the 'Island Branch', thence with said branch North 39° 17' 52" East 1423.13 feet to an iron pin, thence leaving said branch North 84° 39' 29" West 1122.00 to an iron pin and a 30" Oak tree in a fence line, being the North West corner of the afore mentioned M.P. Farmer tract and the North East corner of the Milton Blackford property as recorded in Deed Book 4852 page 894, thence South 89° 11' 23" West 144.38 feet to an iron pin in a fence, the South East corner of the C.E. Rohrer property as recorded in Deed Book 3934 page 398, thence leaving fence, North 2° 55' 09" East 1274.67 feet to an iron pin, thence South 84° 39' 29" 297.00 feet to a point in a tract also owned by C.E. Rohrer as recorded in Deed Book 2086 Page 513, and the South West corner of the L.B. Tomlinson property and the J.R. Maxey tract as recorded in Deed Book 5010 Page 928, thence continuing a total of 2137.07 feet to the Point of Beginning, containing a total of 186.244 Acres, according to a Survey by Michael V. Holmes and Associates, Inc. dated December 18, 1979.