WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,750.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

BILL GARRETT, Davidson County
Trans:T20110046902 DEEDWARR
Recvd: 08/02/11 11:36 3 pgs
Fees:18.00 Taxes:509.68
20110802-0059242

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Frank Stenberg	PrimeLending	39
(NAME)	(NAME)	(MAP)
4303 Dry Fork Road	18111 Preston Road, Suite 900	53.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Whites Creek, TN 37189	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Sandra Vick, Executrix of The Estate of Lola C. Spain, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeffrey Frank Stenberg, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 5 on the Map of J.M. Mayo's Subdivision of Lands, and being more specifically described by a survey by Bruce Rainey and Associates dated October 22, 1981, as follows:

Beginning at a point in the westerly margin of Dry Fork Road at a point which is the southeasterly corner of property conveyed to B.W. Barry by deed of record in Book 5482, Page 405, and said Barry property being designated on the maps of this county as Map 39, Parcel 238, and from this point with the southerly line of the Barry property North 83° 00' 32" West 114.72 feet to a point; thence, North 76° 54' 20" West 235.14 feet to a point; thence, North 73° 36' 26" West 235.14 feet to a point; thence, North 73° 36' 26" West 151.67 feet to a point; thence, North 69° 53' 38" West 94.80 feet to a point; thence, North 14° 30' 51" West 376.59 feet to a point; thence, North 51° 54' 30" West 180.61 feet to a point; thence, North 54° 57' 14" West 377.26 feet to a point; thence, with the easterly margin of the property conveyed to George M. Masters by deed of record in Book 2883, Page 193, South 22° 00' 00" East 1379.22 feet to a point in the northerly margin of Waller Road, being a point later referred to in the description of Reserve Parcel "B"; thence, with the northerly margin of Waller Road North 68° 35' 47" East 682.70 feet to a point; thence, in a curve to the left following the northerly margin of Waller Road around to the westerly margin of Dry Fork Road with a radius of 22.95 feet a distance of 38.01 feet to a point in the westerly margin of Dry Fork Road; thence, with the westerly margin of Dry Fork Road North 26° 18' 01" West 27.45 feet; thence, continuing with the westerly margin of Dry Fork Road in a curve to the right having a radius of 287.20 feet a distance of 142.84 feet, the point of beginning.

Together with Reserve Parcel "A" beginning at a point which is 50 feet from the point of beginning of the main tract described above and South 8° 00' 32" East from that point and in the easterly margin of Dry Fork Road; thence, South 25° 49' 55" East 132.03 feet to a point; thence, South 37° 37' 52" East 99 feet to a point; thence North 86° 37' 52" West 51.95 feet to a point in the easterly margin of Dry Fork Road; thence, with said easterly margin North 26° 18' 01" West

93.93 feet; thence, with the said easterly margin in a curve to the right having a radius of 237.20 feet a distance of 113.77 feet to the point of beginning of Reserve Parcel "A".

Together with Reserve Parcel "B" beginning at a point in the southerly margin of Waller Road, South 22° 00' 00" East and 50 feet from the point in the northerly margin of said road referred to as relevant to Reserve Parcel "B" description in the main description; thence, with the northerly margin of Waller Road North 68° 35' 47" East 428.31 feet to a point in the northerly margin of the road; thence, South 1° 24' 14" East 63.40 feet to a point; thence, South 80° 06' 43" West 260.45 feet to a point; thence, South 59° 42' 33" West 152.94 feet; thence, North 22° West 31.21 feet to the point of beginning of Reserve Parcel "B". The entire tract of land, including the reserve parcels, contains 11.16 acres, more or less.

Being the same property conveyed to Lola C. Spain by quitclaim deed from Hugh F. Spain, Jr., of record in Instrument No. 20040408-0040151, Register's Office for Davidson County, Tennessee. The said Lola C. Spain having since died, the property is vested in Sandra Vick as Executrix of the Estate of Lola C. Spain, pursuant to a Will recorded as Docket # 11P-1139, with the Probate Court of Davidson County, TN.

(Deed fails to exclude property as described below)

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in the 14th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 5 on the Map of J. M. Mayo's Subdivision of lands and being more specifically described by a survey by Bruce Rainey and Associates dated October 22, 1981, as follows:

Beginning at a point in the northerly boundary line of Waller Road, said point being the southerly corner of the property conveyed to George M. Masters by deed of record in Book 2883, Page 193, Register's Office for Davidson County, Tennessee, and designated on the Tax Maps as Map No. 39, Parcel No. 54; thence, along the northerly margin of Waller Road, North 68° 35' 47" East 392.74 feet to a point; thence, leaving the northerly margin of Waller Road, North 17° 03' 40" West 387.86 feet to a point, being in the southerly boundary of that certain property conveyed to B. W. Barry by deed of record in Book 5482, Page 409, said Register's Office, designated on the Tax Maps as Map No. 39, Parcel No. 238; thence, North 73° 36' 26" West 139.81 feet to a point; thence, North 69° 53'38" West 94.80 feet to a point; thence, North 14° 30' 51" West 376.59 feet to a point; thence, North 51° 54' 30" West 180.61 feet to a point; thence North 54° 57' 14" West 377.26 feet to a point; thence, South 22° 0' 0" East 1379.22 feet to the point of beginning, containing 8.73 acres, more or less.

Said exclusion being the same property conveyed to Jeff Stenberg and wife, Kelly Stenberg, by warranty deed from Troy Barry and wife, Melanie Barry, of record in Book 10215, Page 201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4303 Dry Fork Road, Whites Creek, Tennessee 37189

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. 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.

JS

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

The Estate of Lola C. Spain
Sandra Vick Executrix
Sandra Vick Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sandra Vick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Executrix for The Estate of Lola C. Spain, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for The Estate of Lola C. Spain, as, Executrix.

Witness my hand and official seal at office at Nashville ,TN on this 29th, day of July, 2011.

Notary Public
My Commission Expires:

