Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12010026

L. BRONER MCCOY — STATE OF TENNESSEE NOTARY PUBLIC — CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Frank Ivey Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF January, 2012.

NOTARY PUBLIC

My Commission expires: 4/24/14

Address of New Owner
Frank Ivey, Jr. and
Pamela M. Ivey
8172 Old Pond Creek
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
100-00-0-66.00

BILL GARRETT, Davidson County
Trans:T20120005108 DEEDWARR
Recvd: 01/23/12 11:00 4 pgs
Fees:23.00 Taxes:185.00
20120123-0006093

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William J. Hunt and Donna E. Hunt, Husband and Wife** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Frank Ivey, Jr. and Pamela M. Ivey, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Parcel No. 10000006600 of the Property Assessor's Office of Davidson County, Tennessee, the land conveyed to William J. Hunt and wife, Donna E. Hunt and Marilyn C. Ramey as shown in the deed of record in Instrument No. 20051018-0125718 of the Register's Office of Davidson County, Tennessee. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds Offices of said County.

Beginning at an Iron rod (new) 20 ft. from and perpendicular to the centerline, in the east margin of Old Pond Creed Rd., this point being 3874 ft. more or less north along the centerline from the centerline intersection of Old Pond Creek Rd. and Old Charlotte Pike, being the southwest corner of tract herein described, and being along the west line of Parcel 100.00 of Map 100 belonging to Indian Creek Partner as shown in deed of record in Instrument No. 20000217-0016273 and said iron rod having a Tennessee State Plane Coordinate of North: 655933.83 ft. - East: 1677257.11 ft. with a corresponding Geodetic Coordinate of 36 deg. 07' 52.6103" North Latitude - 86 deg. 59' 10.4833" West Longitude and proceeding;

1. With the east margin of Old Pond Ck. Rd. the following eight courses, a curve to the right having an arc length of 19.44 ft., a radius of 981.35 ft., a central angle of 01 deg. 08' 06" and a chord bearing and distance of N07deg. 02' 09"W - 19.44 ft., thence;
2. N0 6 deg. 28' 06"W - 42.83 ft., thence;
3. A curve to the right having an arc length of 102.83 ft., a radius of 196.35 ft., a central angel of 30 deg. 00' 17" and a chord bearing and distance of N0 8deg. 32' 03"E -101.66 ft., thence;
4. N 23 deg. 32' 11" E - 34.77 ft., thence;
5. A curve to the left having an arc length of 70.04 ft., a radius of 418.65 ft., a central angle of 09 deg. 35'06" and a chord bearing and distance of N 18 deg. 44' 38"E - 69.95 ft., thence
6. N 13 deg. 57' 05" - 45.09 ft., thence;
7. A curve to the left having an arc length of 126.48 ft., a radius of 310.50 ft., a central angle of 23 deg. 20'21" and a chord bearing and distance of N0 2 deg. 16' 55"E - 125.61 ft., thence;
8. N 09 deg. 23' 16"W - 3.05 ft. to an iron rod (new), being the northwest corner of this tract having a Tennessee State Plane Coordinate of North: 656366.62 ft.- East: 1677316.73 ft. with a corresponding Geodetic Coordinate of 36 deg. 07' 56.8960" North Latitude - 86 deg. 59' 09.8097" West Longitude, thence:
9. With Indian Creek Partners the following three courses, N 79 deg. 06' 53"E - 466.20 ft. to an iron rod (new), thence:
10. S 10 deg. 53' 15"E crossing the center of a hollow at about 295 ft. and continuing in all 413.89 ft. to an iron rod (new), thence;
11. S 79 deg. 07' 14"W crossing the center of a hollow at about 358 ft. and continuing in all 606.50 ft. to the Point of Beginning containing 5.111 acres more or less according to a survey by Marvin T. Wright R.L.S. #2094 of Tennessee.

Being the same property conveyed to William J. Hunt and wife, Donna E. Hunt and Marilyn C. Ramey, as tenancy in common with rights of survivorhsip by deed from Dustin F. Dowling and Julie M. Dowling, Husband and Wife, dated 10/8/2005, of record in Instrument Number 20051018-0125718, Register's Office for Davidson County, Tennessee. Marilyn C. Ramey DOD September 3, 2010.

This is unimproved property generally located:
8172 Old Pond Creek, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2012 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **William J. Hunt and Donna E. Hunt** has/have caused this instrument to be executed, this the 19 day of January, 20 12

X William J. Hunt

William J. Hunt

X Donna E. Hunt

Donna E. Hunt

STATE OF _____
COUNTY OF _____ See attachment

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **William J. Hunt and Donna E. Hunt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the ____ day of _____, 20____.

My commission Expires: _____

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

State of California
County of San Luis Obispo)

On Jan 19, 2012 before me, C. Simmons Notary Public
(insert name and title of the officer)

personally appeared William J. Hunt and Donna E. Hunt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

C. SIMMONS
Commission # 1909694
Notary Public - California
Fresno County
My Comm. Expires Oct 21, 2014

WITNESS my hand and official seal.

Signature _____ (Seal)