WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and Sworn to before me, this 24th day of July, 2012.

Notary Public

My commission expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120055056 DEEDWARR
Recvd: 07/26/12 14:58 2 pgs
Fees:13.00 Taxes:462.50
20120726-0065978

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Kylee Ervin PO Box 171 Whites Creek, TN 37189	SAME	03100016100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Anthony Conway,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Kylee Ervin**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 6: LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #4823, dated June 17, 2005, and known as Job No. 050076, as follows:

Beginning at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest comer of this tract and also being 808.31 feet southerly from the southwest comer of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence leaving the margin of said Pike and with the line of Tract 5 of the referenced survey, S 43 deg. 38 min. 28 sec. E 1188.46 feet to an iron pin set; thence S 8 7 deg. 39 min. 10 sec. E 865.00 feet to an iron pin set in the line of Pearlie B. Scott property of record in Book 8703, page 323, R.O.D.C., TN; thence with Scotts line and then with the line of O.A. Waldrop (Book 2492, page 51, R.O.D.C., TN) S 01 deg. 28 min. 29 sec. W 531.92 feet to an iron pin at a comer post; thence N 88 deg. 38 min. 28 sec. W 612.24 feet to an iron pin set at a 38-inch Oak Tree; thence with the line of C. D. Sherrill, Jr. (Instrument No. 20030430-0057787, R.O.D.C., TN) the following calls: S 71 deg. 03 min. 26 sec. W 136.62 feet to an iron pin set; thence S 69 deg. 36 min. 09 sec. W 210 .17 feet to an iron pin set at a 16-inch Elm tree; thence S 66 deg. 18 min. 55 sec. W 214.14 feet to an iron pin set at a 16-inch Maple tree; thence S 51 deg. 51 min. 15 sec. W 324.93 feet to an iron pin set at a 18-inch Maple tree; thence S 35 deg. 19 min. 08 sec. W 218.19 feet to an iron pin set at a 14-inch Cedar; thence S 79 deg. 12 min. 11 sec. W 243.80 feet to an iron pin set at a 36-inch Oak; thence S 88 deg. 21 min. 18 sec. W 166.51 feet to a point in a creek; thence with the center of the creek the following calls: N 15 deg.. 17 min. 04 sec. E 73.59 feet to a point; thence N 38 deg. 39 min. 32 sec. E 426.01 feet to a point; thence N 29 deg. 04 min. 35 sec. E 125.95 feet to a point; thence N 41 deg. 27 min. 56 sec. E 517.18 feet to a point; thence N 09 deg. 33 min. 47 sec. E 22.45 feet to a point in the creek; thence N 00 deg. 01 min. 59 sec. W 156.01 feet to a point; thence N 78 deg. 23 min. 28 sec. E 55.61 feet to a point in the creek; thence N 17 deg. 17 min. 50 sec. E 63.87 feet to a point; thence N 43 deg. 22 min. 34 sec. W

155.96 feet to a point in the creek; thence N 49 deg. 05 min. 18 sec. W 242.40 feet to a point in the creek; thence N 30 deg. 49 min. 30 sec. W 249.74 feet to a point in the creek; thence N 37 deg. 40 min. 32 sec. W 178.21 feet to a point in the creek; thence N 09 deg. 25 min. 57 sec. W 122.71 feet to a point on the margin of Lickton Pike; thence with the margin of said Pike, N 07 deg. 16 min. 31 sec. E 31.66 feet to an iron pin on the easterly margin of Lickton Pike; thence continuing with the margin of said Pike and with a curve to the left having a radius of 507.99 feet and a long chord of 117.18 feet, said chord having a bearing of N 13 deg. 55 min. 12 sec. E, a distance along the curve of 117.44 feet to the point of beginning, containing 28.41 acres, more or less.

Being the same property conveyed to James Anthony Conway by deed dated 8/12/05 from Samuel P. Kershaw of record in Instrument No. 20050818-0098741; and by Deed of Correction of record in Instrument No. 20050830-0103833, Register's Office for Davidson County, Tennessee.

This is unimproved property and not the marital residence of Grantor or spouse.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to Easement and Maintenance Agreement of a 50 foot wide easement for ingress and egress of record in Instrument No. 20050823-0100318, Register's Office for Davidson County, Tennessee.

This is ( ) improved (x) unimproved property known as Lickton Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 our hands this 24th day of July, 2012.

James Anthony Conway by
Nancy Conway attorney in fact

James Anthony Conway
By Nancy Conway by Power of Attorney of record in Instrument No. 20120726-0065977
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On July 24, 2012, before me personally appeared Nancy Conway to me known to be the person who executed the foregoing instrument in behalf of James Anthony Conway and acknowledged that she executed same as the free act and deed of said Jams Anthony Conway for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2012.

My Commission Expires:
1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC