

| RECORDING INFORMATION |
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This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009550

MAP - PARCEL NO: 103-2.00

Send Tax Statements To: _____ Name/Address New Owner: _____ Name of Mortgagee: _____

CLERK AND MASTER'S DEED

This Indenture, made the _____ day of _____, 2009, between **ELAINE B. BEELER, CLERK AND MASTER OF THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE**, acting pursuant to authority granted in an Order filed in Chancery Court Case No. 35927, a certified copy of which Order (herein the "Order") is filed immediately prior to this deed in Book _____, page _____, Register's Office for Williamson County, Tennessee ("Grantor:") does hereby bargain, sell, transfer and convey unto _____ ("Grantee") _____ heirs and assigns forever, the following described property, to wit:

Tract 1 (42.08 acres)

Being a tract of land as shown on Property Map 103, Assessor's Office, and lying wholly within the 3rd Civil District of Williamson County, Tennessee. Bounded in general by Turner Family Partners on the north and east; Bailey Road Relocation on the south and west, more particularly described as follows:

Beginning at an iron pin set on the center of Old Bailey Road, located S 37° 43' 51" E, 91.70' from an existing P.K. nail at the centerline intersection of Floyd Road and Bailey Road, a corner of Turner Family Partners L.P. (Ref. Deed Book 1593, page 989, R.O.W.C.) thence leaving Bailey Road S 83° 33' 43" E passing an existing iron pin "insignia Boyd Gibbs RLS" at 23.00' in all 1756.46' to an existing iron pin "insignia Gibbs"; thence with Turner Properties' west line S 07° 50' 20" W 851.79' to an existing iron pin at a 20' maple tree, "insignia Gibbs"; thence S 07° 04' 17" W 616.34' to an iron pin set on the north right-of-way of the relocated Bailey Road; thence leaving Turner Properties and with the north right-of-way of Bailey Road N 38° 07' 50" W 1.34' to an iron pin set; thence N 40° 01' 01" W 225.83' to an iron pin set; thence N 60° 40' 03" W 154.45' to an iron pin set; thence N 70° 35' 51" W 109.08' to an iron pin set; thence N 81° 44' 25" W 52.94' to an iron pin set; thence N 65° 14' 01" W 67.24' to an iron pin set; thence N 58° 17' 00" W 130.95' to an iron pin set; thence N 68° 34' 37" W 68.50' to an iron pin set; thence N 81° 26' 10" W 48.99' to an iron pin set; thence with the assumed north right-of-way of Bailey Road with a curve to the left having the following characteristics: Delta = 26° 12' 50", Radius = 555.94'; Arc = 254.35'; Tangent = 129.44'; Chord = N 89° 41' 57" W 252.14' to an iron pin set; thence S 77° 11' 39" W, passing an iron pin set at 35.73' a total distance 65.73; thence S 63° 19' 57" W 36.12' to an iron pin set; thence S 67° 19' 14" W 71.83' to an iron pin set; thence S 74° 00' 00" W 53.62' to an iron pin set; thence N 16° 00' 00" 10.25' to an iron pin set; thence leaving the cemetery and with the north margin of the relocated Bailey Road with a curve to the right having the following characteristics: Delta = 100° 57' 22", Radius = 220.00'; Arc = 387.64'; Tangent = 266.67' Chord = N 37° 43' 34" W 339.41' to an iron pin set; thence N 12° 45' 09" E 180.59' to an iron pin set; thence N 62° 50' 47" W 16.52' to an iron pin set in the center of Old Bailey Road, the east boundary of the aforementioned Turner Family Partners; thence leaving the relocated Bailey Road and with the center of Old Bailey Road (abandoned) with a curve to the right having the following characteristics: Delta = 13° 50' 48"; Radius = 400.61' Arc = 96.82'; Tangent = 48.64'; Chord = N 34° 04' 37" E 96.58' to an iron pin set; thence N 41° 00' 00" E 60.00' to an iron pin set; thence with a curve to the left having the following

characteristics: Delta = 30° 59' 59"; Radius = 203.34'; Arc = 110.02'; Tangent = 56.39'; Chord = N 25° 30' 00" E 108.68' to an iron pin set; thence N 10° 00' 00" E 60.00' to an iron pin set; thence with curve to the left having the following characteristics: Delta = 82° 20' 22"; Radius = 69.65'; Arc = 100.09'; Tangent = 60.91'; Chord = N 31° 30' 00" W 91.70' to an iron pin set; thence N 73° 00' 00" W 105.00' to an iron pin set; thence with a curve to the right having the following characteristics: Delta = 06° 47' 18"; Radius = 190.39'; Arc = 22.56'; Tangent = 11.29'; Chord = N 69° 35' 56" W 22.54' to an iron pin set; thence leaving the Turner Partner Property and the Old Bailey Road N 23° 47' 43" E 10.25' to an iron pin set at the relocated Bailey Road R.O.W.; thence with the margin of the relocated Bailey Road; N 27° 00' 57" W 343.46' to an iron pin set; thence N 85° 20' 00" W 9.02' to an iron pin set in the center of the Old Bailey Road; thence with the center of the Old Bailey Road N 04° 40' 00" E 48.14' to an iron pin set; thence N 04° 00' 00" W 76.45' to the point of beginning, containing 42.08 acres, more or less, and being the north portion of Ulus Osborn Heirs Property as described in Deed Book 1926, page 270, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, TN 37062 and dated November 26, 2004.

INCLUDED IN THE ABOVE DESCRIPTION BUT TO BE EXPRESSLY EXCLUDED IS THE FOLLOWING DESCRIBED PROERTY: (OSBORN FAMILY CEMETERY)

Commencing at a fence corner in the southerly right-of-way of Bailey Road, said fence corner being in the easterly line of Tower Investments, LLC as recorded in Deed Book 3457, page 96, Register's Office of Williamson County, Tennessee (R.O.W.C.); thence, crossing said Bailey Road, N 34° 01' 45" E, 200.69 feet to an iron pin found (IPF) in the northerly right-of-way of Bailey Road; said IPF being the point of beginning of the herein described tract. Thence leaving said right-of-way, and with a new line severing the property of Uhus Ewin Osborn et al, the following calls: S 75° 25' 18" W, 121.15 feet to an iron pin set (IPS); N 11° 59' 11" E, 149.57 feet to an IPS, S 85° 24' 27" E, 180.84 feet to an IPS; S 00° 43' 17" E, 86.98 feet to an IPS in the northerly right-of-way of Bailey Road; thence, with said right-of-way, N 89° 36' 54" W, 31.07 feet to an IPS; S 77° 11' 39" W, passing an IPF at 35.73 feet, a total distance of 65.73 feet to the point of beginning. Containing 0.50 acres, more or less, as surveyed this 20th day of April 2009 by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859.

Tract 2 (23.38 acres):

Being a tract of land as shown on Property Map 103, Assessor's Office, and lying wholly within the 3rd Civil District of Williamson County, Tennessee. Bounded in general by Bailey Road relocated on the north; Turner Family Partners on the east, south and west, more particularly described as follows:

Beginning at an iron pin set on the south right-of-way of Bailey Road (relocated) which is located S 17° 48' 43" E 1515.21' from an existing P.K. nail at the centerline intersection of Floyd Road and Bailey Road, and being a corner in the east line of Turner Family Partners L.P. (Ref. Deed Book 1593, page 989, R.O.W.C.) thence leaving Turner Family Properties and with the south right-of-way of Bailey Road as relocated N 85° 57' 29" E 466.52' to an iron pin set; thence S 62° 48' 32" E 578.19' to an iron pin set in a gravel drive; thence S 44° 14' 25" E 217.14' to an iron pin set in the west line of the aforementioned Turner Properties; thence leaving Bailey Road and with Turner Properties following south of a meandering fence S 08° 45' 17" W 631.44' to an iron pin set 5' north of a fence corner; thence N 83° 40' 02" W 1161.38' to an iron pin set at a fence corner; thence N 06° 42' 58" E 357.00' to an existing iron pin (insignia Boyd Gibbs R.L.S); thence N 09° 27' 58" E 284.70' to an existing iron pin (insignia Gibbs); thence N 07° 04' 00" E 249.39' to the point of beginning, containing 23.38 acres, more or less, and being the south portion of Ulus Osborn Heirs Property as described in Deed Book 1926, page 270, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, TN 37062 and dated November 26, 2004.

TO HAVE AND TO HOLD said tract or parcel of land the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever, in as full and ample a manner as the said Elaine B. Beeler as such Clerk and Master can, or ought to, under authority of law and the aforesaid Order, convey same, but not further or otherwise.

The subject property is conveyed subject to the following encumbrances:

1. 2009 Williamson County property taxes are a lien but are not yet due and payable.
2. Subject to easement for Bailey Road, Old Bailey Road and Floyd Road, which lies on and across the subject property.
3. All matters as shown on the unrecorded survey prepared by Randolph L. Chapdelaine, RLS# 1444, dated November 26, 2004.
4. All matters as shown on the unrecorded survey prepared by J. Mark Cantrell, RLS# 1859, dated April 20, 2009.
5. Order of Possession filed by Williamson County, Tennessee, of record in Book 2517, page 628, Register's Office for Williamson County, Tennessee.
6. Lien Lis Pendens filed by Osborn et al of record in Book 3889, page 733, Register's Office for Williamson County, Tennessee.
7. Subject to ingress and egress to cemetery as retained in the Will of Will Osborn of record in Will Book 31, page 125, Probate Court for Williamson County, Tennessee.
8. Subject to the flow of any creeks and/or branches over so much of the premises as lies therein.
9. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Williamson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001.

IN WITNESS WHEREOF WHEREOF, this Clerk and Master Deed has been executed this _____ day of _____, 2009.

**ELAINE B. BEELER, CLERK AND MASTER FOR
CHANCERY COURT WILLIAMSON COUNTY,
TENNESSEE**

**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 **ELAINE B. BEELER, CLERK & MASTER OF THE CHANCERY COURT OF WILLIAMSON COUNTY, TENNESSEE**, with whom and whose official character I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this _____ day of _____, 2009.

My Commission Expires: _____
Notary Public

**STATE OF TENNESSEE
COUNTY OF WILLIAMSON**

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of \$ _____.

Affiant

SWORN TO and subscribed before me on this _____ day of _____, 2009.

My Commission Expires: _____
Notary Public