WARRANTY DEED

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Map 160, Parcel 56

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and the assumption of Seller's share of the existing indebtednesses in the amounts of Twenty-five Thousand Two Hundred Fifty Dollars ($25,250.00) (Tract One), Seventeen Thousand Five Hundred Dollars ($17,500.00) (Tract Two), and Three Thousand Six Hundred and Sixteen Dollars ($3,316.00) (Tract Three), and other good and valuable consideration the receipt of which is hereby acknowledged, NORMAN B. PURVIS has this day bargained and sold and does hereby transfer and convey unto BOBBY DEAL, his heirs and assigns, his undivided one half (1/2) interest in and to the following described tracts or parcels of land to-wit; , described as follows, to-wit:

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TRACT ONE:
Lying and being located within the Twenty-Third (23rd) Civil District of Williamson County, Tennessee, Being Tract No. 2 on the plan of Lampkins Bridge Estates, plat of which is of record in Plat Book 6, page 45, Register's Office of Williamson County, Tennessee, and more particularly described as follows:

Said Tract No. 2 fronts 140 feet on the west side of Lampkins Bridge Road and runs back between unparallel lines, the northern property line measuring 521.24 feet thereon and the southern boundary line measuring 517.33 feet thereon, to a rear line which measures 140.05 feet thereon.

And being the same property conveyed to Norman B. Purvis and Bobby Deal, as tenants in common, by deed of Leon G. Smith and wife, Jane W. Smith, of record in Book 346, page 219, Register's Office for Williamson County, Tennessee.

TRACT TWO:
Lying and being in the Fifth Civil District of Dickson County, State of Tennessee, and more particularly described as follows:

BEGINNING on an iron pin that is the southwest corner of the 100 acre tract from which this is taken and being in Brady's north boundary line, and being Rogers' southeast corner' running thence with Rogers' east boundary line, North 2-1/2 degrees East 980 feet to an iron pin in south margin of Highway No. 70, and being west of Spicer's Branch; running thence with the Highway No. 70, North 74 degrees East 361 feet to a point in the west margin of the old Columbia Road; thence with it to points as follows: South 5-1/4 degrees West 100 feet; South 13 degrees East 100 feet; South 26-1/4 degrees East 100 feet; South 42-1/2 degrees East 100 feet; South 54-1/2 degrees East 383 feet; South 37-1/4 degrees East 50 feet to a point; and thence South 29 degrees East 448 feet to an iron pin beside a 30 inch yellow poplar and old fence corner in the west margin of the old Columbia Road; thence South 87 degrees West 1060 feet to the point of beginning, containing 16-1/4 acres, by survey of H. O. Anderson, dated August 23, 1974.

Being the same property conveyed to Kenneth R. Fowlkes, Norman B. Purvis, and Bobby Deal, as tenants in

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copartnershp, by deed from William J. Duke and wife, Betsy S. Duke, dated April 7, 1978, and of record in Book No. 81, page 308, in the Register's Office of Dickson County, Tennessee. Kenneth R. Fowlkes later conveyed his one-half (1/2) undivided interest in the property to Norman B. Purvis and Bobby Deal by deed dated January 23, 1980, of record in Book 107, page 34, Register's Office for Dickson County, Tennessee.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING 1.07 acre tract conveyed to Robert E. Galya on June 2, 1978, of record in Book No. 84, page 212 in the Register's Office of Dickson County, Tennessee, as follows:

Beginning at an iron pin being 73 feet from the center of and being on the south margin of State Highway No. 1 and being a northeast corner of Tract No. 1 of the Kenneth Fowlkes property; thence with the south margin of State Highway No. 1, North 73 degrees East 250.0 feet to an iron pin being 60.0 feet from the center of State Highway No. 1 and being 15.0 feet from the center of and being on the west margin of Old Columbia Road; thence with the west margin of Old Columbia Road as follows: South 6 degrees 29 minutes West 100.0 feet; South 8 degrees 17 minutes East 100.0 feet to an iron pin, being 15.0 feet from the center of Old Columbia Road and being a northeast corner of the Tract No. 1 of the Kenneth Fowlkes property; thence with a north boundary of Tract NO. 1 of the Kenneth Fowlkes property, South 73 degrees 19 minutes West 250.0 feet to an iron pin being an inside southwest corner of Tract No. 1 of the Kenneth Fowlkes property; thence with an east boundary of Tract No. 1 of the Kenneth Fowlkes property, North 0 degrees 47 minutes West 197.02 feet to the beginning, containing 1.07 acres, by survey of Jones and Moore Co., Inc., dated May 12, 1978.

TRACT THREE:

A tract of land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, near the Village of Brentwood, described according to a survey made by F. T. Knox, Jr., Transitman, October 14, 1937, as follows:

Beginning at an iron pin at the northeast corner of the Old Franklin Road and Old Hickory Boulevard; thence with the easterly margin of said Old Franklin Road, North 38° 30' East 394 feet to an iron pin; thence South 79° 01' East 225 feet to iron pin in the westerly margin of an unnamed road; thence with said Road, South 2° 40' West 297 feet to an iron pin in the northerly margin of the Old Hickory Boulevard; thence with said Boulevard, North 85° 33' West 456 feet to the beginning, containing 2.6 acres, more or less.

INCLUDED in the above described property but excluded therefrom is the following described property as condemned as aforesaid, which is as follows:

BEGINNING at a point in the present southeast right of way line of Franklin Pike Circle in the northwest boundary line of the lands of James Noel Brown, said point being 200 feet right of center line Station 26 plus 80 of the proposed Interstate Highway, and runs South 14° West 70 feet to a point; thence South 5° East 94 feet to a point; thence South 50° East 86 feet to a point in the present north right of way line of Old Hickory Boulevard; thence with said right of way line, North 87° 45' West 210 feet to a point; in the present Southeast right of way line of Franklin Pike Circle; thence with said right of way line

in a Northeasterly direction 253 feet to the point of beginning, containing 0.39 acres more or less.

Being the same property conveyed to Bobby A. Deal and N. B. Purvis, D/B/A Purvis and Deal Architect and Engineer, by deed of Mattie Logan Payne, Jamie Payne, III, and Martha Grayson Boyd, of record in Book 4710, page 469, Register's Office of Davidson County, Tennessee. Norman B. Purvis is one and the same person as N. B. Purvis.

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TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said BOBBY DEAL, his heirs and assigns forever.

AND I DO COVENANT with the said BOBBY DEAL that I am lawfully seized and possessed of said land, that I have a good right to convey it and that it is unencumbered except as follows:

(1) 1982 County taxes are a lien against the property but are not yet due and payable. (Tracts One, Two and Three)

(2) Easement along with the terms and conditions thereof granted Middle Tennessee Electric Membership Corp. by instrument of record in Book 336, page 272, R.O.W.C., Tennessee. (Tract One)

(3) The plan of Lampkins Bridge Estates, the plat of which is of record in Plat Book 6, page 45, R.O.W.C., Tennessee, indicates that the property is subject to the following: (Tract One)

a) 120 ft. minimum building setback line from Lampkins Bridge Road.
b) 10 ft. public utility easement lying along the eastern (front) property line.
c) The following notation appears on said Plat "driveway connections and culverts as required by the County Highway Department 18 in. minimum."
d) The following provision appears in the warranty deed from Norman D. Noland, et ux to Leon G. Smith, et ux, of record in Book 274, page 254, R.O.W.C., Tennessee, "Purchasers are to be responsible for a cattle proof fence along entire west boundary line of the property adjacent to the creek."
e) Restrictions in Book 333, page 786, R.O.W.C., Tennessee.
f) Deed of Trust of record in Book _____, page _____, R.O.W.C., Tennessee.

(4) Deed of Trust of record in Book 84, page 235, Register's Office for Dickson County, Tennessee. (Tract Two)

(5) Deed of Trust of record in Book 4339, page 329, Register's Office for Davidson County, Tennessee. (Tract Three)

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said BOBBY DEAL, his heirs and assigns, against the lawful claims of all persons whomsoever.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of sufficiency of which is hereby expressly acknowledged, CAROL PURVIS, wife of NORMAN B. PURVIS, joins in the execution of this conveyance for the purpose of conveying all

right, title and interest in the above property which she might have by virtue of her marital rights or otherwise.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their respective hands this the 5th day of February, 1982.

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Norman B. Purvis
NORMAN B. PURVIS

Carol M. Purvis
CAROL PURVIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cheryl L. Vantrease, a Notary Public in and for said County and State, NORMAN B. PURVIS and wife, CAROL PURVIS, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of February, 1982.

Cheryl L. Vantrease
NOTARY PUBLIC

My commission expires: 10/21/84

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,366.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

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AFFIANT

Sworn to and subscribed before me this 5th day of February, 1982.

NOTARY PUBLIC

My commission expires: 10/21/84

This instrument was prepared by:

PETERSEN, BUERGER & YOST
Attorneys & Counselors at Law
Court Square
Franklin, TN 37064

Send tax bills to:

Bobby A. Deal
Franklin Pike Circle
Brentwood, TN 37027

MAIL TAX

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IDENTIF. REFERENCE

FEB 11 9 22 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAMSON COUNTY — STATE OF TENNESSEE

Received for record the 5 day of Feb. 1982
3:40 o'clock P M Noted in Note Book 31 page 190
and Recorded in Book No. 407 page 148 State Tax
Paid 471.64 Fee .50 Recording Fee 2.00 Total 484.14
Receipt No. 33228 Witness my hand

, Register