BOOK 9035 PAGE 479

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater for this transfer is $ 422,000.00
Subscribed and sworn to before me, this the 30 day of July 1993

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant

Notary Public

My commission expires:
My Commission Expires November 27, 1993

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #3G16670
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dorris Brent	Owner
7901 Tyne Blvd	
STREET ADDRESS	STREET ADDRESS
Nashville, Tn. 37215	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 163 13 and 154	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Houston T. Ezell

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael D. Brent, Trustee with full power to sell, mortgage and convey without joinder of any beneficiary
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A" CONTAINING TRACTS I AND II ATTACHED HERETO AND MADE A PART HEREOF:

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

Myrtle L. Ezell, wife of Houston T. Ezell, joins in this conveyance to release any marital interest she may have in the property but no further or otherwise.

47969
IDENTIF. ↑ REFERENCE
93 AUG -3 PM 4:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE [illegible] TAX PAID BY CHECK 1582.40

THIS IS UN IMPROVED PROPERTY KNOWN AS Old Franklin Road, Davidson County, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness our hand s this 30 day of July , 1993

Houston T. Ezell

Houston T. Ezell

Myrtle L. Ezell

Myrtle L. Ezell

State of Tennessee
County of Davidso

On this 1st day of July , 1993 , before me personally appeared Houston T. Ezel Myrtle E. Ezel to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: My Commission Expires November 27, 1993

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of

On this 30 day of July 30, , 1993 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

EXHIBIT "A" BOOK 9035 PAGE 481

Tract I

Land in the 2nd, formerly the 3rd and 5th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Watkins and Murray, Surveyors, November 8, 1946, as follows:
BEGINNING in the center of Old Mount View Road at the intersection of same and the northern right-of-way line of the N. C. and St. L. Railroad, being the southwest corner of the property conveyed to Floyd D. Tidwell and wife, by deed from Maude B. Bennett and husband, of record in Book 1427, page 11, Register's Office for said County, thence with the center of said Road, north 41 degrees east 296 feet, north 26 degrees 33' east 31.9 feet and north 27 degrees east 82.1 feet to the southwest corner of Tract No. 4 conveyed to William Fred Norris and wife, by deed from Ben B. Moseley and wife, of record in Book 2279, page 117, said Register's Office; thence with said Norris' line, south 54 degrees 30' east 356 feet, south 35 degrees 30', west 57.3 feet and south 57 degrees 15' east, 336.6 feet to a point in the western boundary line of Tract No. 3 conveyed to said Norris by above deed; thence with said western boundary line, south 43 degrees 11' west 197.9 feet to the northern right-of-way line of the N. C. and St. L. Railroad; thence with same, around a slight curve in a northwesterly direction 694 feet, more or less, to the beginning, containing 4.49 acres, more or less.

It is the express intention of the grantors herein to convey to said grantee all his right, title and interest in and to all that property shown as Map 163, Par 154, Metro Tax Maps, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Houston T. Ezell by deed from Jim Thomas et ux, Delores F. Thomas of record in Book 5325, page 926, Register's Office for Davidson County, Tennessee.

EXHIBIT "A" CONTINUED

Tract II:

Four tracts of land in the 2nd, formerly the 5th and 3rd, Civil District of Davidson County, Tennessee, described as follows:

PARCEL 1: Being part of the J.D. Bennett Farm on Mount View Road, described according to a survey made by Z. J. Wilkinson, Surveyor, April 1, 1941, as follows:

BEGINNING at an iron pipe at southeast corner of A.S. Hargrove tract and northeast corner of J.D. Bennett property in T.L. Felts' West line fence, and running thence with Bennett-Felts fence, South 1 degree West 1128 feet to fence corner; thence with fence North 88 degrees West 100 feet; thence along N.C. and St. L. Railroad right-of way, North 55 degrees 15' West 924 feet to stake; thence North 37 degrees 15' East 831 feet to a stake in Hargrove's South line; thence with Hargrove's South line, South 80 degrees East 378 feet to the beginning, containing 15 acres, more or less.

PARCEL NO. 2: Beginning at a post in the southwest margin of the property conveyed to Mary Lou Hargrove by deed from Maude B. Bennett and husband of record in Book 1151, page 499, Register's Office for said County; thence with Hargrove's South line, South 79 degrees East 819 feet to a post in Hargrove's West boundary line; thence South 37 1/2 degrees West 815.5 feet a post in the Northern margin of the N.C. & St. L. Railroad right-of-way; thence with a fence on a curve with the North margin of said right-of-way, West 744 feet to a post in Mrs. Maude B. Bennett's East boundary line; thence with her East boundary line, North 41 1/2 degrees East 583 feet to a post, the point of beginning, containing 10.96 acres, more or less, according to a survey made by S.R. Southgate, Surveyor, July 13, 1944.

PARCEL NO. 3: Located about 2 1/2 miles East of Antioch, Tennessee described according to a survey made by Z.J. Wilkinson, Surveyor, October 24, 1940, as follows:

BEGINNING in the center of Mt. View Road at the Northeast corner of the property conveyed to J. W. Brents and wife, by deed from Maude B. Bennett, and husband, of record in Book 1115, page 650, Register's Office for said County, said point being in the southerly line of the T. L. Felts Tract; thence with said Felts' southerly line, South 88 degrees East 1616 feet to said Felts' Westerly line; thence with same, South 2 degrees 30' West 762 feet to an iron pipe; thence North 80 degrees West 1410 feet to a stake; thence North 59 degrees West 241 feet to a cedar post; thence North 56 degrees West 275 feet to the center of Mt. View Road, in the Easterly line of said Brents' property; thence with said

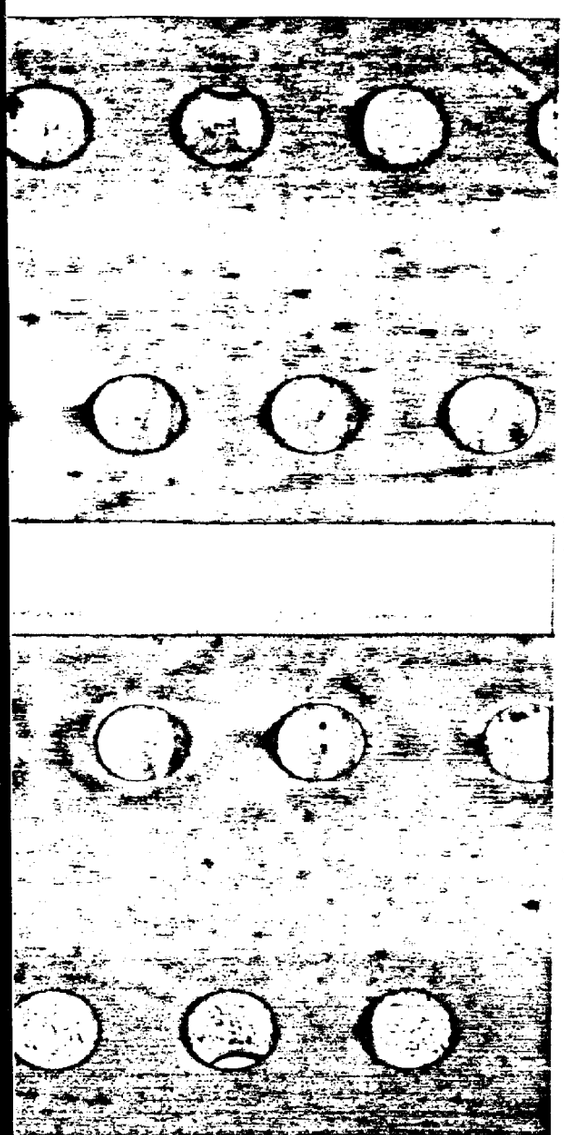
line and with the center of said road, North 39 degrees East 380 feet to the beginning, containing 25 acres, more or less.

PARCEL NO. 4: Beginning in the center of Old Mt. View Road at the Northeast corner of a .56 acre tract and being 82.1 feet East of the Northeast corner of a 3.93 acre tract of land sold to Floyd D. Tidwell and wife, Edith H. Tidwell, by deed from Maude B. Bennett and husband, of record in Book 1427, page 11, Register's Office for said County; thence with the center line of Old Mt. View Road, North 37 degrees East 107 feet to the Southwesterly margin of a 15-foot right-of-way; thence with the southwesterly margin of said right-of-way, South 58 degrees 15' East 517 feet; thence South 77 degrees East 213 feet to a point in the northwest line of T.W. Davis land; thence with his line, South 43 degrees 11' West 250 feet to a point in Tidwell's northeast line; thence with his North line, North 57 degrees 15' West 336.6 feet to a point in the East line of .56 acre tract; thence North 35 degrees 30' East 57.3 feet; thence North 54 degrees 30' West 356 feet to the center line of Old Mt. View Road, the point of beginning, containing 2.58 acres, more or less, according to a survey made by Watkins and Murray, Surveyors, April 12, 1948.

Excepting therefrom that portion thereof described in the Deed from Douglas L. Sanders, et ux, to William Earl Knappen, et ux, of record in Book 5316, page 205, said Register's Office.

Also Excepting therefrom that portion thereof described in the Deed from Douglas L. Sander, et ux, to Joe D. Mullins, et ux, of record in Book 5316, page 207, said Register's Office.

Being the same property conveyed to Houston T. Ezell by deed from Douglas L. Sanders and Ladye Frank Sanders of record in Book 6019, page 233, said Register's Office.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9035 PAGE 484

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 422000.00
CON TX 1561.40
PRFEE 1.00
WDEED 20.00
1582.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 1582.40

08/03/93 01 16:22 0001 5377

47969
IDENTIF. ↑ REFERENCE

93 AUG -3 PM 4:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 681769