Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street - Suite 112
Goodlettsville, TN 37072

BOOK 9278 PAGE 200

New Owner	Send Tax Bills To:	Map/Parcel No.
ROD BROWN, et al	Same as New Owner	Map 69 69.1
437 East Kingston Springs Rd.		Parcel pt. 17
Pegram, TN 37143		parcel 4

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **ROD BROWN and EDWIN RUTHERFORD, III**, hereinafter called the **"Grantees"**, their heirs and assigns, certain tracts or parcels of land in **Davidson County, Tennessee**, described as follows, to-wit:

TRACT NO. I:
A tract of land in northwest Davidson County, Tennessee, being more particularly described as follows:

Commencing at a point in the centerline of Cato Road and on the north right-of-way of Hydes Ferry Pike. Said point being 35 feet from the centerline of Hydes Ferry Pike and proceeding as follows: S 87 deg. 09' 07" E, 154.59 feet to an iron pin at the southwest corner of property owned by Rod Brown and Edwin Rutherford, of record in Deed Book 9137, Page 323, Register's Office for Davidson County, Tennessee; thence, N 1 deg. 30' 00" W, 92.68 feet to an iron pin; thence, N 86 deg. 50' 00" E, 18.0 feet to an iron pin set and the point of beginning; said iron pin also being a corner on the north property line of the Brown and Rutherford property; thence, from the point of beginning: N 1 deg. 30' 00" W, 195.0 feet to an iron pin set in the relocated Eatons Creek and the southerly property line of Enchanted Hills, Section 12, of record in Plat Book 4675, Page 165, R.O.D.C., Tennessee; thence, S 74 deg. 42' 42" E, 161.38 feet along a line in Eatons Creek and the southerly property line of Lots 210, 211, and 213 of said Enchanted Hills, Section 12 to a point; thence, S 5 deg. 30' 00" E, 45.00 feet along a line in Eatons Creek and the southerly line of Lot 214, Enchanted Hills, Section 12; thence, continuing with a line in Eatons Creek and along the southerly line of Lot 214, S 32 deg. 31' 11" E, 121.23 feet to a point at the corner of said Lot 214; thence, continuing with a line in Eatons Creek S 17 deg. 44' 46" E, 64.60 feet to an iron pin set in said Eatons Creek and the northeast corner of property owned by Brown and Rutherford; thence, N 80 deg. 50' 42" W, 144.12 feet along said Brown and Rutherford's north property line to an iron pin set; thence, continuing with Brown and Rutherford's north property line, N 82 deg. 24' 04" W, 129.0 feet to an iron pin and the point of beginning. Said tract contains 41.032 square feet in accordance with survey by Ragan-Smith-Associates, dated 2/17/94.

TRACT NO. II:
LAND in northwest Davidson County, Tennessee, being Lot No. 201 on the plan of Enchanted Hills, Section Eight, recorded in Book 4300, Page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 201 fronts 145.09 feet, more or less, on the south side of Cato Road and has a common lot line on the east with Lot No. 202, measuring 427.0 feet and a rear line of 80.78 feet, more or less, and a west line along the center of Eatons Creek measuring 406 feet, more or less. Said Lot No. 201 is subject to all notes, symbols and conditions set forth on said recorded plat of Enchanted Hills, Section Eight.

TRACTS I & II BEING part of the same property conveyed to Enchanted Hills, Inc., by deed from Elsie L. Carrington, and husband, J. C. Carrington, of record in Book 4049, Page 449, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS:
Tract I: Map 69, Part of parcel 17
Tract II: Map 69.1, Parcel 4

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns forever, and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors 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 my hand, this 11 day of March, 1994.

ENCHANTED HILLS, INC.

BY: Marshall H. Ragan
MARSHALL H. RAGAN, President

1592 03/14 0101 03CHECK 31.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARSHALL H. RAGAN**, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the President of **ENCHANTED HILLS, INC.**, the within named bargainor, a corporation, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by the said **MARSHALL H. RAGAN** as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of March, 1994.

Bobbie M. Daniels
Notary Public

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 6,000.00.**

Rod Brown
Affiant

SWORN to and subscribed before me,
this 14 day of March, 1994.

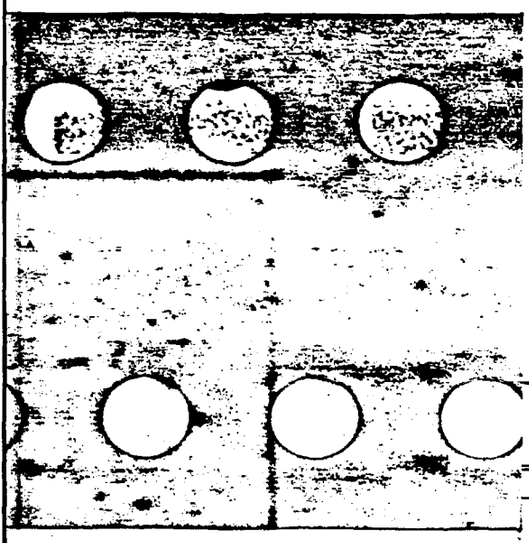
B. Edwards-Dep Reg.
~~Notary Public~~

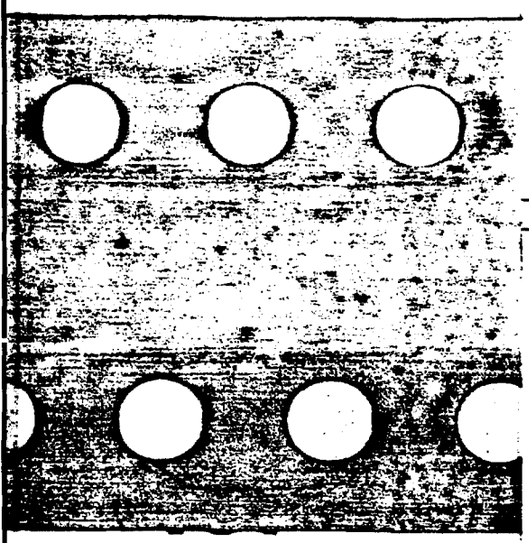
~~My Commission Expires:~~ _____

MAILED

94 MAR 14 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

27619
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9278 PAGE 202

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

CAMT 6000.00
CON TX 22.20
PRFEE 1.00
WDEED 8.00
TOTAL 31.20
CHECK 31.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/94 01 15:00 0001 1592

27619
IDENTIF. ↑ REFERENCE

94 MAR 14 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

COPIES 0.50
TOTAL 0.50
CHECK 0.50

03/14/94 01 15:00 0001 1593

No. 766970