WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 95.

Notary Public

MY COMMISSION EXPIRES: 12/20/96
(AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENNY BROWN	SAME	MAP 3
(NAME)	(NAME)	
1057 EAST TRINITY LANE		PARCELS 62.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		66.00 & 68.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, THOMAS R. EDWARDS AND WIFE, LETHA H. EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENNY BROWN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:

LAND in the 10th Civil District of Davidson County, Tennessee, described as being TRACT 2 according to a survey, dated 8/1/87, revised 8/28/87, by Williams Surveying & Engineering, Don William, Registered Land Surveyor, Tennessee License No. 1040, not of record, as follows:
FROM a point in the southwesterly margin of Tinnin Road, the NW front corner of Tract 1 as shown on said survey, at an iron pin set (hereinafter IPS) in the centerline of creek and 25 feet from the centerline of Tinnin Road, S 40 deg. 50' 00" E, crossing the front margin of said Tract 1, 200 feet to an IPS on said margin, the NE front corner of Tract 2, said point also being at the easterly terminus of the common line between said Tract 1 and Tract 2, and the POINT OF BEGINNING; thence, with the southwesterly margin of Tinnin Road, S 40 deg. 50' 00" E 125.00 feet to an IPS on said margin, said point being also at the easterly terminus of the common line between Tract 2 and Tract 3 as shown on said survey and the SE front corner of Tract 2; thence, on the common line between said Tract 2 and Tract 3, S 48 deg. 58' 46" W 1489.28 feet to an IPS; thence, leaving said common line, N 84 deg. 50' 22" W 1195.67 feet to an IPS; thence S 04 deg. 29' 51" W, 709.93 feet to an iron pin found (hereinafter IPF) by 36 inch oak with three hack marks in fence corner; thence S 38 deg. 50' 35" W 754.55 feet to an IPS in fence corner, crossing a 150 foot TVA Easement; thence N 04 deg. 29' 51" E 1112.81 feet to an IPS; thence N 31 deg. 48' 43" E 105.60 feet to an IPF; thence N 48 deg. 14' 57" E, again crossing said 150' TVA Easement, 217.80 feet to an IPS; thence N 13 deg. 21' 58" E 42.90 feet to an IPF; thence N 47 deg. 36' 51" E 456.75 feet to an IPF, said point being also the NW rear corner of Tract 1; thence, with the rear (westerlymost) margin of Tract 1 S 66 deg. 35' 51" E 475 feet to an IPS; thence with the southerlymost

CONTINUED ON EXHIBIT "A" ATTACHED HERETO

AND INCORPORATED HEREIN

unimproved (X)
This is improved ( ) property, known as TINNIN ROAD, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 3rd day of July 19 95

Thomas R. Edwards
THOMAS R. EDWARDS

Letha H. Edwards
LETHA H. EDWARDS

EXHIBIT "A"
LEGAL DESCRIPTION CONTINUATION

margin of Tract 1, N 58 deg. 11' 03" E 1500 feet to the point of beginning, containing 23.92 acres, more or less.

INCLUDED in the above described premises, but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been conveyed to Russell L. Terrell and wife, Thea C. Terrell by deed from Tom Cunningham and wife, Pat Cunningham of record in Book 8027, page 267, Register's Office for Davidson County, Tennessee, as follows:
BEING Tract No. 1 of the Tom Cunningham Property as of record in Plat Book 6050, page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

TRACT TWO:

Land in the 10th Civil District of Davidson County, Tennessee, according to survey by Ray G. Cole, Registered Land Surveyor, Tennessee No. 924, 326 West Drive, White House, TN 37188, dated November 13, 1991, as follows:
BEGINNING at an iron pin set in the line of Tommy Cunningham, the most northeast corner of this tract, and being located along the line of said Cunningham S 49 deg. 11 min. 58 sec. W 120.19 feet from a concrete monument in the margin of Tinnin road; thence, from said beginning point S 35 deg. 12 min. 50 sec. W 232.19 feet to an iron pin set; thence N 83 deg. 53 min. 16 sec. W 76.84 feet to an iron pin set in the line of said Cunningham; thence, with said Cunningham N 49 deg. 11 min. 58 sec. E 277.79 feet to the beginning, containing 0.18 acre, more or less.

TRACT THREE:

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, P.O. Box 170, White House, Tennessee, 37188, dated January 30, 1992, as follows:
BEGINNING at an existing iron pin, corner to Tommy Cunningham property, and being the most northwest corner of this tract; thence, with the line of said Cunningham N 48 deg. 58' 46" E 601.38 feet to an iron pin set in the line of said Cunningham; thence, with a new line S 02 deg. 41 min. 44 sec. W 159.02 feet to an iron pin set; thence, with a new line S 62 deg. 08 min. 31 sec. W 504.74 feet to the beginning, containing 0.79 acre, more or less.

Being the same property conveyed to THOMAS R. EDWARDS AND WIFE, LETHA H. EDWARDS, by Deed of record in Book 8543, page 674, Register's Office for Davidson County, Tennessee.

Thomas R. Edwards
THOMAS R. EDWARDS

Letha H. Edwards
LETHA H. EDWARDS

BOOK 9723 PG 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS R. EDWARDS AND WIFE, LETHA H. EDWARDS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 3rd day of July 19 95

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

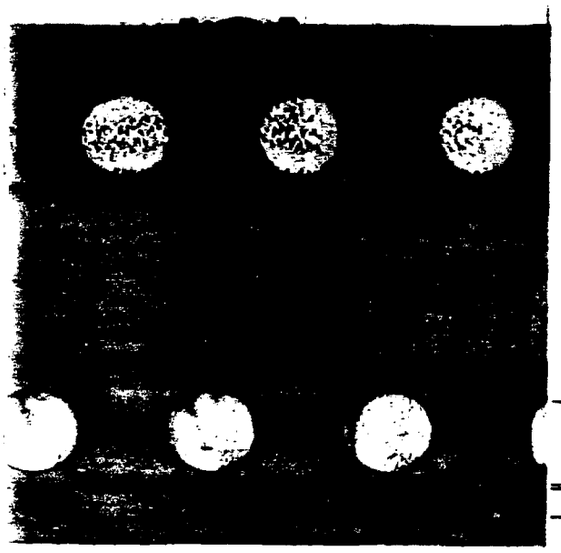
8303 07/06 0101 03CHECK 148.05

0076506

IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

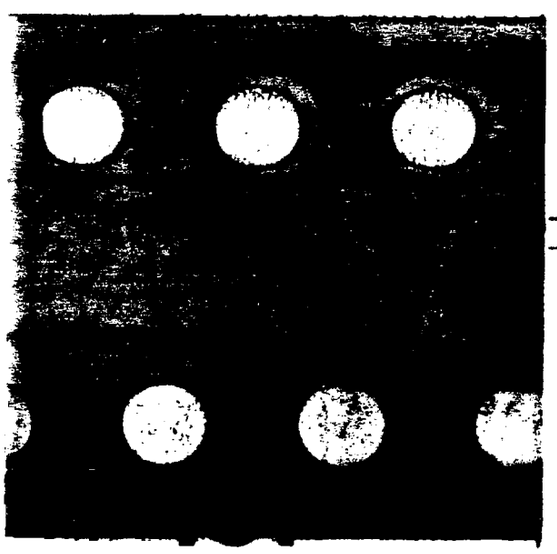
BOOK 9723 PG 28

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 12.00
TOTAL 148.05
CHECK 148.05

07/06/95 01 08:41 0001 8303



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076506
IDENTIF. ← REFERENCE

95 JUL -6 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927446