This instrument prepared by: Sam M. Balthrop
BALTHROP & PERRY ATTORNEYS
102 Frey Street, P.O.Box 82
Ashland City, TN 37015

Louis L. White and wife,
Peggy Ann White and
Chris White and wife, Alane P. White

MAP: 30-0-0

TO:

Michael W. Brown and wife,
Jamie K. Brown
2960 B Claylick Rd.
Whites Creek, Tennessee 37189

PARCEL: 8.00 and 9.00

SEND TAX BILLS TO SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Louis L. White and wife, Peggy Ann White, and Chris White and wife, Alane P. White, Grantors herein; have bargained and sold and by these presents do convey unto Michael W. Brown and wife, Jamie K. Brown, Grantees herein, their heirs and assigns, a certain parcel of real property situated in Davidson County, Tennessee, and being described as:

> LAND in the 24th Civil District of Davidson County, Tennessee, and BEGINNING at an existing iron pin in the west line of Jim Stevens (Deed Book 4377 at page 838, R.O.D.C.) and at the northeast corner of Jimmy P. Burton, et ux, (Deed Book 9170, page 971, R.O.D.C.); thence with Burton's north line south 82 deg. 52' 25" west 473.68 feet to an existing iron pin at the northeast corner of a 5.87 acres, more or less, tract conveyed to Chris White, et ux, by deed of record in Deed Book 7339, page 468, in the Register's Office of Davidson County, Tennessee; thence with White south 24 deg. 50' 49" west 648.89 feet to an existing iron pin; thence with White's south line north 73 deg. 16' 39" west 299.83 feet to an existing iron pin; thence north 67 deg. 52' 31" west 421.55 feet to a twin 18 inch oak; thence north 38 deg. 19' 28" west 369.48 feet to a new iron pin; thence north 67 deg. 31' 47" west 183.84 feet to a new iron pin near the intersection of two logging roads in James D. Burton's, et ux, east line (Deed Book 1726, page 499 R.O.D.C.); thence generally parallelling the meanders of an old logging road and with Burton's east line the following calls and distances: North 42 deg. 42' 41" east 124.85 feet to a new iron pin; north 21 deg. 40' 22" east 376.96 feet to a new iron pin; north 15 deg. 46' 29" west 245.89 feet to a new iron pin and north 25 deg. 43' 15" east 155.61 feet to a 28 inch gum tree in Gilbert Fox's south line; thence with Fox's line south 83 deg. 22' 17" east 1640.46 feet to a 36 inch leaning gum tree; thence south 03 deg. 23' 09" west 588.12 feet to the point of beginning, and containing 38.785 acres, more or less, according to a November 9th, 1996, survey by John

Franklin, Jr., R.L.S. N. 1700, 305 Brook View Court, Old Hickory, Tennessee, 37188-1700, which survey is the source of this description.

INCLUDED within the bounds of the land described hereinabove but EXCLUDED from this conveyance is a graveyard as set out in the deed of record in Deed Book 4705 at page 984 in the Register's office of Davidson County, Tennessee.

BEING all the remaining land conveyed to Louis L. White and wife, Peggy Ann White, by deed of record in Deed Book 4705 at page 989 in the Register's Office of Davidson County, Tennessee, and INCLUDING a 5.87 acres, more or less, tract conveyed to the undersigned Chris White and wife, Alane P. White, by deed of record in Deed Book 7339 at page 468 in the said Register's Office.

TOGETHER with grantors' rights, titles, and interests in and to a sixteen foot wide easement for ingress, egress, and regress as more particularly set out in the instrument of record in Deed Book 9183 at page 179 in the said Register's Office and in and to a sixteen feet wide easement for ingress, egress and regress as more particularly set out in the instrument of record in Deed Book 10288 at page 310 in the said Register's Office.

This conveyance is SUBJECT TO the lien of 1996 Metropolitan Government land taxes which have been prorated and payment of which is assumed by grantees herein, to any rollback taxes due or to become due under the Agricultural, Forest and Open Space Land Act of 1976, as amended, application having been made according to the instrument of record in Deed Book 8952 at page 805 in the said Register's Office; and to the right of ingress and egress to a graveyard as set out in the deed of record in Deed Book 4705 at page 989, said Register's Office.

Louis L. White and wife, Peggy Ann White's covenants of warranty set out hereinbelow shall apply only to that portion of the hereinabove described tract they actually owned and are conveying and Chris White and wife, Alane P. White's covenants of warranty set out hereinbelow shall apply only to that portion of the hereinabove described tract as they actually owned and are conveying.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands this the 10th day of December, 1996.

Louis L. White
LOUIS L. WHITE

Peggy Ann White
PEGGY ANN WHITE

Chris White
CHRIS WHITE

Alane P. White
ALANE P. WHITE

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, a Notary Public in and for said State and County, LOUIS L. WHITE and wife, PEGGY ANN WHITE, the within named bargainors, 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, at office, this the 10th day of December, 1996.

Sam M. Babbington
NOTARY PUBLIC

My Commission Expires: 12-16-98

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, a Notary Public in and for said State and County, CHRIS WHITE and wife, ALANE P. WHITE, the within named bargainors, 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, at office, this the 10th day of December, 1996.

Sam M. Babbington
NOTARY PUBLIC

My Commission Expires: 12-16-98

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 62831.70 .

Michael W Brand
GRANTEE

SWORN TO AND SUBSCRIBED before me
this the 10th day of December, 1996.

Sam M. Babbington
NOTARY PUBLIC

My Commission Expires: 12-16-98

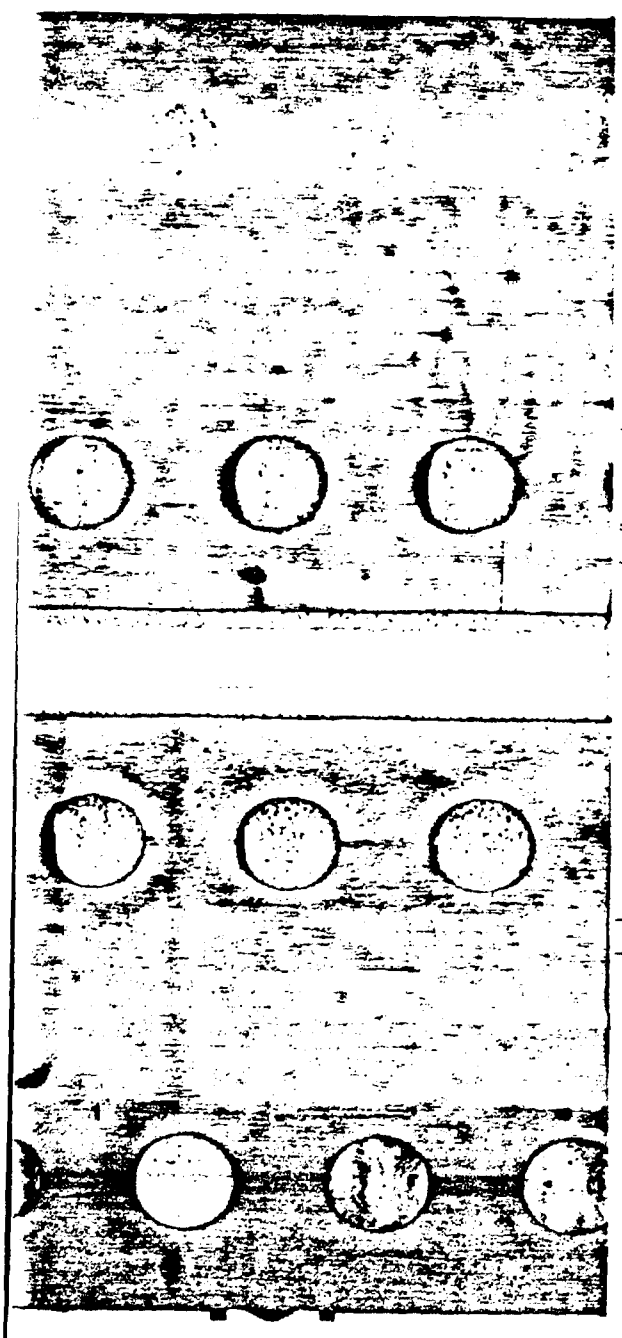
MAILENV.

DEC 12 AM 9:52

0255126

IDENTIFICATION REFERENCE

481 12/12 0101 03CHECK 24



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10288 PG 317

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 62831.70
CON TX 232.48
PRFEE 1.00
TDEED 12.00
~~TOTAL~~ ~~245.48~~
~~CHECK~~ ~~245.48~~

12/12/96 01 09:56 0001 4819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TDEED 12.00
~~MTGED~~ ~~12.00~~
~~TOTAL~~ ~~0.00~~
CHECK 0.00

12/12/96 01 09:57 0001 4820

0255126
IDENTIF. & REFERENCE

96 DEC 12 AM 9:52

REGISTER
DAVIDSON COUNTY, TN.

TOTAL 245.48

No. 1097447