PLEASE DO NOT PUBLISH.

BOOK 11422 PG. 514

05714430

IDENTIFICATION/REFERENCE

99 APR -8 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8307

MAP/GROUP/PARCEL
046-00-0/049.00

NEW OWNER'S NAME AND ADDRESS:
Kevin B. Pentecost
4547 Bull Run Road
Ashland City, TN 37015

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Blanche Anderson, and husband, Mitchell Anderson, hereinafter called Grantors, do hereby transfer and convey unto Kevin B. Pentecost, and wife, Natalie Pentecost, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

9418 04/08 0101 03CHECK 607.00

The subject property is improved property commonly known as 4547 Bull Run Road, Ashland City, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 2704, Page 94, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Blanche Anderson
Blanche Anderson

Mitchell Anderson
Mitchell Anderson

EXHIBIT A

LAND in Davidson County, Tennessee, as follows: BEING in the 13th, formerly 23rd, Civil District of said County, being part of Lot No. 1 on the Plan of the Elias Simpkins Lands, marked Exhibit "A", as of record in Plan Book 2, Page 64, of the Chancery Court for said County, and described according to a partial survey of said property made by Geo. W. Watkins, Surveyor, June 15, 1954, as follows:

BEGINNING at a point in the center line of Bull Run Road, at a railroad spike, the northwest corner of this tract and the northeast corner of a 27-acre tract; thence leaving said road, and along a fence, as follows: South 49 deg. 45' East 575 feet to a point, North 67 deg. East 112 feet to a post, South 42 deg. 15' East 20 feet to a post, North 67 deg. East 16 feet to a post, South 42 deg. 15' East 106 feet, South 20 deg. East 167 feet to a post, South 86 deg. East 77 feet to a 12-inch mulberry corner, with a 10-inch sugar tree pointer, and continuing with said fence, South 39 deg. 30' East 275 feet and South 30 deg. 30' East 137 feet to an iron pin with 10-inch hickory and 14-inch scaly bark pointers, being the southwest corner of this tract, in the line of the Lankford property thence along Lankford's line, North 37 deg. 45' East 217 feet to a chestnut; thence North 65 deg. East 247.5 feet to a white oak; thence North 30 deg. 30' East 376 to a point in said Lankford's line, the Southwest corner of the Shockley Land; thence with Shockley's line, North 46 deg. 30' West 56 poles, North 25 deg. West 8 poles, West 6 poles, North 51 deg. West 11.3 poles to a point in the center line of Bull Run Road, at a railroad spike; thence with the center of said road, South 56 deg. 30' West 235 feet to a point, South 55 deg. 15' West 50 feet to a point, South 52 deg. 30' West 100 feet, South 44 deg. 45' West 100 feet, South 40 deg. 30' West 262 feet, South 44 deg. 30' West 79 feet to the beginning, containing 25.1 acres, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Blanche Anderson, and husband, Mitchell Anderson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $160,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of March, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11422 PG. 517

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0571430

IDENTIFICATION REFERENCE

99 APR -8 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	607.00
CHECK	607.00

04/08/99 01 08:50 0001 9418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448430