STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200002160015546 Page: 1 OF 3
REC'D FOR REC 02/16/2000 10:52:26AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $399.60

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joel Plunkett and Marlin Chapman
8640 old CHARLOTTE Pike
PEGRAM, TN 37143

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 113-000-001.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David R. Crowell and wife, Brenda K. Crowell** hereinafter referred to as Grantors, hereby transfers and conveys to **Joel Plunkett and Marlin Chapman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See Attached "EXHIBIT A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

Easement for Water Rights to Spring of record in Book 1314, page 256, Register's Office for Davidson County, Tennessee.

Application for Greenbelt Assessment of record in Book 10852, page 435, Register's Office for Davidson County, Tennessee.

Right-of-way to Old Charlotte Pike.
All other easements and restrictions of record in said Register's Office.

This is unimproved property known as 54.27 acres, more or less, Old Charlotte Pike, Nashville, Tennessee 37214.

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 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 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 my hand this 15th day of February, 2000.

David R. Crowell

David R. Crowell

Brenda K. Crowell

Brenda K. Crowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Crowell and Brenda K. Crowell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2000.

Notary Public

11-18-01

My Commission Expires

DONALD E. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Exhibit "A"

Being a tract of land lying in the 2nd Civil District of Davidson County, Tennessee, generally located at 1250' northeast of the intersection of Pond Creek Road and Old Charlotte Pike and being further described as follows:

Beginning at a point in the common corner of the Sue Stockwell tract as recorded in Deed Book 5500, page 253, Register's Office for Davidson County, Tennessee, and the Jessie Gill tracts as recorded in Deed Book 3436, page 443, and Deed Book 8050, page 619, Register's Office for Davidson County, Tennessee, and being the southwest corner of the following surveyed tract:

Thence, with the east line of Gill North 16° 33' 42" East, 926.87 feet to an iron pin found;
Thence, continuing with Gill and with the east line of the Frontier Acres Ltd. Tract as recorded in Deed Book 6405, page 499, Register's Office for Davidson County, Tennessee, North 11° 00' 36" East, 1262.87 feet to an iron pin set in the south line of the Sam L. Lewis tract as recorded in Deed Book 5311, page 122, Register's Office for Davidson County, Tennessee.
Thence, with the south line of Lewis North 83° 06' 48" West, 1270.50 feet to an iron pin found;
Thence, with the west line of Lewis South 08° 33' 29" West, 1045.12 feet to an iron pin set in the east line of the Margie Deberry tract as recorded in Deed Book 7139, page 821, Register's Office for Davidson County, Tennessee, and also being the northeast corner of the Jeffery K. Curtis tract as recorded in Deed Book 7980, page 838, Register's Office for Davidson County, Tennessee.
Thence, with the north line of Curtis South 54° 03' 29" West, 210.00 feet to an iron pin set at the northwest corner of Curtis;
Thence, with the west line of Curtis South 08° 33' 29" West, 734.80 feet to an iron pin set on the north right-of-way of Old Charlotte Pike;
Thence, with the north right-of-way of Charlotte Pike the following (5) calls;

South 61° 48' 08" West 47.46 feet to an iron pin set;
South 74° 11' 57" West 102.29 feet to an iron pin set;
South 86° 00' 14" West 116.44 feet to an iron pin set;
South 88° 19' 25" West 226.27 feet to an iron pin set;
South 83° 33' 26" West 303.60 feet to an iron pin set;

Thence, leaving said right-of-way with the north line of Sue Stockwell as recorded in Deed Book 5500, page 253, Register's Office for Davidson County, Tennessee, South 82° 14' 22" West, 552.62 feet to the point of beginning and containing 59.33 acres more or less.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Commencing at an iron rod situated in the northerly margin of Old Charlotte Pike, said point being the southwest corner of the Jeffery K. and Susan J. Curtis property of record in Book 11646, page 968, Register's Office for Davidson County, Tennessee.

Thence, along said road, South 61° 48' 08" West, a distance of 47.46 feet to an iron rod;
Thence, along said road, South 74° 11' 41" West, a distance of 102.30 feet to an iron rod;
Thence, along said road, South 86° 00' 14" West, a distance of 116.44 feet to an iron rod;
Thence, North 88° 19' 25" West, a distance of 129.00 feet to the point of beginning of the herein described tract of land;
Thence, along said road, North 88° 19' 25" West, a distance of 97.27 feet to an iron rod;
Thence, along said road, North 83° 33' 26" West, a distance of 187.62 feet to an iron rod;
Thence, leaving said road, North 01° 50' 46" West, a distance of 133.76 feet to a 15' Hickory Tree;
Thence, North 00° 26' 22" West, a distance of 108.20 feet to an iron rod;
Thence, North 27° 09' 07" East, a distance of 94.36 feet to an iron rod;
Thence, North 00° 53' 11" West, a distance of 90.14 feet to an iron rod;
Thence, North 03 ° 08' 18" West, a distance of 81.86 feet to an iron rod;
Thence, along a curve to the right, having a central angle of 85° 08' 44", a radius of 162.96 feet, a tangent of 149.71 feet, a length of 2421.17 feet, and having a chord which bears North 39° 26' 06' East, a distance of 220.49 feet to an iron rod;
Thence, North 82° 00' 30" East, a distance of 236.87 feet to an iron rod;
Thence, South 09° 37' 56" West, a distance of 735.21 feet to the point of beginning and containing 220,415,554 square feet, or 5.060 acres of land more or less.

Being the same property conveyed to David R. and Brenda K. Crowell by Deed of Record in Book 9366, page 98 (as corrected in Book 10854, page 186), Register's Office for Davidson County, Tennessee.