This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Carey B. Stevens
5210 Pine Hill Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **154-118**
GROUP
PARCEL

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REC'D FOR REC 03/01/2000 10:56:05AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $998.63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Russell T. Cook, unmarried and Shannon Huntley, unmarried** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Carey B. Stevens, unmarried**, hereinafter called the "GRANTEE", her 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"

Being the same property conveyed to Russell T. Cook and wife, Shannon H. Cook (now Shannon Huntley) by deed from Sioux Connie Nichols, unmarried of record in Book 10688, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 5210 Pine Hill Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 24th day of February, 2000.

Russell T. Cook

Shannon Huntley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Russell T. Cook, unmarried and Shannon Huntley, unmarried**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $269,900.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of February, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

EXHIBIT A

Land in the 9th Civil District, beginning at an iron rod in the East line of Pinkerton, Book 2033, page 174, being North 28 deg. 21 min. 37 sec. East at 406.08 feet from his Southeast corner, then with said line, North 28 deg. 21 min. 37 sec., East, 85.00 feet to an iron rod in a fence, then with a existing fence, South 88 deg. 40 min. 45 sec. East, 204.10 feet to a post, North 67 deg. 58 min. 32 sec. East, 34.47 feet to a post, North 37 deg. 31 min. 16 sec. East, 97.25 feet to a post, North 11 deg. 15 min. 49 sec. East, 54.14 feet to a point in fence, North 06 deg. 20 min. 07 sec. East, 542.21 feet to an iron rod East of fence, then South 71 deg. (erroneously referred to 1 deg. in the previous deed) 26 min. 23 sec. East, 620.62 feet running with the fence after about 100 feet, with Pinkerton to an iron rod, then with Sanders, South 16 deg. 04 min. 51 sec. West, 513.21 feet to an iron rod in the center of an easement leading easterly to Griffith Road, then with the center of said easement, South 79 deg. 08 min. 48 sec. West, 42.13 feet, South 63 deg. 21 mn. 44 sec. West, 37.33 feet, South 54 deg. 44 min. 35 sec. West 51.22 feet, South 46 deg. 27 min. 09 sec. West, 182.18 feet to the center of a turnaround, then leaving easement, north 78 deg. 54 min. 44 sec. West, 615.06 feet to the beginning ; containing 10.00 acres more or less according to a survey by P. Anthony Chapdelaine, Jr. dated 3/6/84, and according to survey dated July 5, 1991 by John Kohl & Company, 400 7th Avenue S., Nashville, TN License #100.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the buyers, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to other easements to use the existing

roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executators, administrators, personal representatives, assigns, successors and permitees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.