ADDRESS NEW OWNERS and
SEND TAX BILLS:
Paul J. Murphy, John A. Murphy and
Adren S. Greene
5401 kingston Pike suite 340-1
Knoxville, TN 37919

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
p/o 34 - 6 - 23

Instr:200003150026584 Page: 1 OF 3
REC'D FOR REC 03/15/2000 11:22:28AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1665.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ABG PROPERTIES, INC., a Tennessee corporation, (being one and the same entity as ABG PROPERTIES), hereinafter called GRANTOR, has this day bargained and sold and by these presents do transfer and convey to PAUL J. MURPHY, JOHN A. MURPHY and ADREN S. GREENE, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Beginning at an iron pin set on the southern right of way line of Spring Branch Drive, a common corner with Lot 1, said pin being located 630 feet +/- from the eastern right of way of Myatt Road, thence with the southern right of way of Spring Branch Road the following two calls: 1) with a curve to the right, having a radius of 475.00 feet, an arc distance of 189.60 feet, and having a chord bearing of North 73 degrees 16 minutes 28 seconds East and a chord distance of 188.34 feet to an iron pin set; 2) North 84 degrees 42 minutes 33 seconds East, a distance of 179.83 feet to a concrete monument found; thence leaving said right of way South 04 degrees 52 minutes 40 seconds East, a distance of 347.26 feet to an iron pin set; thence North 85 degrees 56 minutes 10 seconds East, a distance of 118.93 feet to an iron pin found; thence South 09 degrees 08 minutes 19 seconds East, a distance of 187.31 feet to an iron pin found; thence South 22 degrees 37 minutes 22 seconds East, a distance of 160.42 feet to an iron pin found; thence South 32 degrees 05 minutes 56 seconds East, a distance of 156.47 feet to an iron pin found; thence South 41 degrees 47 minutes 55 seconds East, a distance of 157.97 feet to an iron pin found; thence South 45 degrees 54 minutes 38 seconds East, a distance of 160.40 feet to an iron pin found; thence South 57 degrees 22 minutes 24 seconds East, a distance of 119.85 feet to an iron pin set; thence South 54 degrees 00 minutes 17 seconds East, a distance of 120.04 feet to an iron pin found; thence South 79 degrees 56 minutes 47 seconds West, a distance of 272.47 feet to an iron pin set; thence North 55 degrees 52 minutes 00 seconds West, a distance of 428.10 feet to an iron pin set; thence North 33 degrees 30 minutes 00 seconds West, a distance of 279.80 feet to an iron pin set; thence North 11 degrees 18 minutes 00 seconds West, a distance of 157.50 feet to an iron pin found; thence North 53 degrees 00 minutes 39 seconds West, a distance of 323.80 feet to an iron pin set a common corner with Lot 1; thence with line of lot 1 the following two calls: 1) North 10 degrees 16 minutes 34 seconds East, a distance of 150.19 feet to an iron rod found; 2) North 19 degrees 19 minutes 30 seconds West, a distance of 184.26 feet to the point of beginning. Containing 403,107 square feet or 9.25 acres, according to the survey by Daniel P. Humphreys, Registered Land Surveyor Number 2060, of Point One Land Surveying, P. O. Box 53623, Knoxville, Tennessee 37950, dated December 28, 1999, said survey being file number"99022".

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Being part of the same property conveyed to ABG Properties by deed of record in Book 8716, Page 125, Register's Office for Davidson County, Tennessee. ABG Properties being one and the same entity as ABG Properties, Inc., a Tennessee corporation. The Grantor is a corporation, was a corporation in 1962 when it acquired the property, and said corporation paid the consideration for the property. The word "Inc." was inadvertently omitted in the deed conveying the property to ABG Properties.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEES that it is 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 as herein provided.

THE GRANTOR further covenants and binds itself, its heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of March, 2000.

ABG PROPERTIES, INC.

By: Arles B. Greene

Its: Pres.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Arles B. Greene, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of ABG PROPERTIES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office, this 10 day of March, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

NOTARY PUBLIC AT LARGE OF TENNESSEE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed to and sworn before me, this the 13th day of March, 2000.

NOTARY PUBLIC

My Commission Expires:

Oct. 31, 2000

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