FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 20 00

Notary Public

MY COMMISSION EXPIRES: 3/29/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell Builders, Inc. (NAME)	New Owner (NAME)	MAP 76
631 Shutes Lane (ADDRESS)	(ADDRESS)	PARCEL 2
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John L. Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Powell Builders, Inc.

HEREINAFTER CALLED THE 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 legal description

Instr:200003290031573 Page: 1 OF 3
REC'D FOR REC 03/29/2000 1:40:15PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $92.50

unimproved ( )
This is improved (X) property, known as Tulip Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 27th day of March, 20 00

John L. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Fox

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 2000

Commission expires 3/29/2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

Notary Public

Land Description
A Portion of Tax Map 76, Parcel 2
2/25/00

Land in the 2nd. Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the most southerly corner of the Larry Powell Builders, Inc. property as recorded in Book 10,917, Page 167, R.O.D.C., TN.;

Thence, along the lines of said Larry Powell Builders, Inc., and generally along the center of Stoners Creek, N 64°-40'-30" W, 29.88 feet;

Thence, N 39°-14'-07" W, 243.45 feet;
Thence, N 66°-19'-43" W, 116.86 feet;
Thence, N 82°-51'-43" W, 400.40 feet;
Thence, N 43°-09'-43" W, 370.40 feet;
Thence, N 82°-24'-43" W, 163.60 feet;
Thence, N 48°-22'-42" W, 158.50 feet;
Thence, S 87°-33'-17" W, 46.10 feet;
Thence, S 39°-50'-17" W, 74.00 feet;

Thence, along the center of an old road, N 50°-11'-39" W, 20.96 feet;

Thence, along a new line across the John L. Fox property as recorded in Book 9792, Page 338, N 39°-48'-21" E, 83.29 feet;

Thence, N 87°-33'-17" E, 63.89 feet;
Thence, S 48°-22'-42" E, 160.57 feet;
Thence, S 82°-24'-43" E, 164.66 feet;
Thence, S 43°-09'-43" E, 370.31 feet;
Thence, S 82°-51'-43" E, 395.87 feet;
Thence, S 66°-19'-43" E, 132.45 feet;

Thence, N 48°-46'-17" E, passing a wittness point at 157.69 feet for a total distance of 182.69 feet to a point in Stoners Creek;

Thence, generally along the center of said creek, S 09°-15'-00" E, 76.38 feet;

Thence, S 29°-00'-00" E, 52.00 feet;
Thence, S 23°-00'-00" E, 86.00 feet;
Thence, S 04°-00'-00" E, 95.00 feet;
Thence, S 19°-15'-00" W, 40.00 feet;

Thence, along a curve to the right an arc distance of 41.00 feet, said curve having a radius of 2832.54 feet and a chord of S 85°-15'-57"W, 41.00 feet to the Point of Beginning and Containing 1.60 Acres.

Being the same property conveyed to John L. Fox by deed from Dennis Osborne of record in Book 11492, Page 800, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) Sewer Easement of record in Book 4123, Page 640, said Register's Office.