THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/09/01 15:03 3pgs
Fees:15.00 Taxes:536.50
20010109-0002956

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CHARLES W. TODD 1709 Stokes Lane Nashville, TN 37215	SAME	Map: 055 Par: 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Charles Todd
CHARLES W. TODD

SUBSCRIBED AND SWORN to before me
This 8th day of January, 2001.

Notary Public

My Commission Expires: 11/24/01

FOR AND IN CONSIDERATION of the sum of One Hundred and Forty-Five Thousand Dollars ($145,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BOBBIE PINKERTON, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto CHARLES W. TODD, hereinafter "GRANTEE," his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, having a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

Robert H. Pinkerton, Jr. joins in this conveyance to convey any and all rights to the property by virtue of his marriage to Bobbie Pinkerton.

WITNESS my hand this 8th day of January, 2001.

Bobbie Pinkerton
BOBBIE PINKERTON

Robt H. Pinkerton Jr.
ROBERT H. PINKERTON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER MAYS, III, of said county, BOBBIE PINKERTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, this 8th day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

1/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER MAYS, III, of said county, ROBERT H. PINKERTON, JR., the within named 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, this 8th day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

1/24/01

EXHIBIT A

TRACT 1:

A parcel of land in the 13th Civil District of Davidson County, Tennessee, described from a survey entitled "Part of the Tinsley Drake Farm: made by John Wilkes, Civil Engineer, dated January 6, 1941, as follows:

Beginning at a point on the northeast side of a private road at its intersection to the northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 575 feet, more or less, northeast of the northerly margin of U. S. Highway No. 12, and 12 feet northeast of the southwest margin of the common line between the grantor's property and W. H. Brower property, now Hayes Beard, Jr. property; thence northeasterly along said margin of Libble Road, 150 feet to an iron stake; thence westerly 533 feet to an iron stake; thence southwesterly 75 feet to an iron stake in the northeasterly margin of said private road; thence southeasterly along the margin of said private road, 533 feet to the beginning.

TRACT 2:

A parcel of land in the 13th Civil District of Davidson County, Tennessee, described from a survey entitled "Part of the Tinsley Drake Farm", made by John Wilkes, Civil Engineer, dated January 6, 1941, as follows:

Beginning at a point on the northwest margin of Old Hydes' Ferry Turnpike, now Libble Road, being the easterly corner of the property heretofore conveyed to Grantees herein by Grantors herein, by Deed of Record in Book 3339, Page 423, Register's Office for Davidson County, Tennessee; thence along the northerly line of said property, westerly S33 feet to an iron stake; thence northeasterly 51 feet to a point; thence easterly and parallel to the southerly line, 533 feet to a point in the northwesterly margin of said Libble Road; thence along said margin, southwesterly, 51 feet to the beginning.

TRACT 3:

A parcel of land in the 13th Civil District of Davidson County, Tennessee, described from a survey entitled "part of the Tinsley Drake Farm: made by John Wilkes, Civil Engineer, dated January 6, 1941 as follows:

Beginning at a point on the northwest margin of Old Hydes' Ferry turnpike now Libble Road, being 563 feet, more or less, northeast of the northerly margin of U.S. Highway No. 12, the same being the extreme southeast corner of the old W. H. Brower property; thence north 49 degrees west 328 feet to a point; thence north 38 degrees west 265 feet to a point; thence north 63% degrees west 419 feet to a marked corner; thence north 30 degrees west 700 feet to a point; thence north 60 degrees west 600 feet, more or less, to a point; thence north 64 degrees west 500 feet to a point; thence north 19 degrees east 330 feet to a point; thence north 48 degrees east 292 feet to a point; thence north 10 degrees east 257 feet to a point; thence north 24 degrees east 165 feet to a point; thence north 52 degrees east 148 feet to a point; thence southeasterly 2,026 feet to a point in the northwest margin Old Hydes' Ferry pike, the same being 376 feet northeasterly of the extreme southeast corner of the old W. H. Brower property; thence along the northwesterly margin of Old Hydes' Ferry pike to the point of beginning, containing 40 acres, more or less. Included in this description of Tract 3 but excluded herefrom are Tracts 1 and 2 which were conveyed previously by separate deeds.

Being the same property conveyed to Bobbie Pinkerton by Deed of Record in Book 9382 Page 534, R.O.D.C.

Said property is subject to the following:

1. 2001 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to Rollback taxes pursuant to Greenbelt Application of record in Book 8894, page 238, Register's Office, Davidson County, Tennessee.