THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10290B

MAP/GROUP/PARCEL: 011-00-0/179.00

Davidson County DEEDWARR
Recvd: 02/22/01 12:09 3pgs
Fees:15.00 Taxes:92.50
20010222-0016716

NEW OWNER'S NAME AND ADDRESS:
SANDRA H. WEBB and
JEFFERY D. NICHOLS
7530 WHITES CREEK PIKE
Joelton, TN 37080

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, BETTY R. BAIN, a single woman, hereinafter called Grantor, do hereby transfer and convey unto SANDRA H. WEBB, a married woman and JEFFERY D. NICHOLS, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is unimproved property commonly known as 2705 Greer Road, Goodlettsville, TN.

BEING the same property conveyed to grantor herein by deed of record in Book 10426, Page 202, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she 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 for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Betty Bain
BETTY R. BAIN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BETTY R. BAIN, a single woman, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater of this transfer is $25,000.00.

Sandra W. Webb
AFFIANT

Sworn to and subscribed before me, this 16th day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



LEGAL DESCRIPTION--TRACT 8

LAND in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job #960306 and being more particularly described as follows:

BEGINNING at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 1,090.71' northwestwesterly as measured along the centerline of said easement from the northwesterly margin of Greer Road; thence, with the center of said easement, the following calls: N 21 degrees 09 minutes 07 seconds W 108.19' to an iron pin; thence, N 16 degrees 52 minutes 52 seconds W 432.82' to an iron pin; thence, leaving the center of said easement, N 59 degrees 55 minutes 54 seconds E 488.80' to an iron pin; thence, S 08 degrees 47 minutes 37 seconds E 87.21; to an iron pin; thence, S 01 degrees 42 minutes 14 seconds E 123.38' to an iron pin; thence, S 00 degrees 43 minutes 10 seconds E 382.89' to an iron pin; thence S 59 degrees 06 minutes 18 seconds W 326.43' to the point of beginning, containing 5.03 acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee, and;

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, Pge 435, Register's Office for Davidson County, Tennessee.