THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/04/01 14:18 3pgs
Fees:15.00 Taxes:684.50

20010404-0032851

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Webb (NAME)	The Bank of Nashville (NAME)	173-0-89
14374 Old Hickory Boulevard (ADDRESS)	Nashville, Tennessee 37219-8986 (ADDRESS)	
Antioch, Tennessee 37013 (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, The Estate of Ruth P. Stephens, David E. Stephens and wife, Sherry J. Stephens, John Mark Stephens and wife, Peggy Stephens and George T. Stephens and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Webb and wife, Anita F. Webb

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:

TRACT A

BEING a parcel of land in the 31st Councilmanic District, Second Precinct, (Second Civil District) of Davidson County, Tennessee, (being known as 14374 Old Hickory Boulevard, Antioch, Tennessee) and shown as part of parcel 89.00 on Davidson County Property Map 173 and being described according to a survey dated July 28, 1998 by George C. Gregory, Registered Land Surveyor No. 1331 and known as Project No. 98-136;

BEGINNING at an existing iron pin, said existing iron pin being the most western northwest corner of the property being described and also being the southwest corner of David E. Stephens, Jr. Property (Parcel 182) and also being the east line of Michael H. Stephens Property (Parcel 176) and alson being S 11 deg. 24' 24" W 200.02 feet from an existing iron pin, said iron pin being the northeast corner of said Michael H. Stephens Property (Parcel 176) of record in Deed Book 0380, page 275, Register's Office for Davidson County, Tennessee.

THENCE S 71 deg. 44' 32" E 335.26 feet with the south line of Parcel 182 to an existing iron pin, the southeast corner of Parcel 182;

THENCE N 15 deg. 05' 31" E 291.20 feet with the east line of Parcel 182 to an elm tree in a fenceline, said elm tree being approximately two feet east of a fence corner;

THENCE S 70 deg. 01' 03" E 301.10 feet with the south line of Parcel 142 and a fenceline to an iron pin sset this survey;

CONTINUED

This is unimproved ( ) improved (X) property, known as 14374 Old Hickory Boulevard, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*wife, Carolyn R. Stephens

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, 2001

x George T. Stephens x David E. Stephens x John Mark Stephens

x Carolyn R. Stephens x Sherry J. Stephens

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 The Estate of Ruth P. Stephens, David E. Stephens and wife, Sherry J. Stephens, John Mark Stephens and wife, Peggy Stephens and George T. Stephens and wife, Carolyn R. Stephens the 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 and official seal at Nashville _____, Tennessee, this 27th day of March, 2001.

Commission expires July 24, 2004

_____
Notary Public

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 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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

THENCE, S 73 deg. 28' 22" E 157.60 feet with the south line of Parcel 142 and a fenceline to a gate post;

THENCE, N 72 deg. 36' 21" E 107.43 feet, more or less with a fenceline to a 48" maple tree, the northeast corner of the parcel being described;

THENCE, S 04 deg. 38' 10" W 642.95 feet, more or less with a fenceline, to a existing pipe at a fencecorner tree, the southeast corner of the parcel being described;

THENCE, W 81 deg. 55' 00" W 150.84 feet with a fenceline to an iron pin set this survey;

THENCE, N 83 deg. 22' 25" W 466.77 feet with a fenceline, to an existing iron pin;

THENCE N 83 deg. 22' 20" W, 200.54 feet, with a fenceline, to an existing iron pin;

THENCE, N 83 deg. 43' 23" W 106.07 feet with a fenceline to an iron pin set this survey, the southeast corner of Tract "A", and also being the southeast corner of Tract "B";

THENCE N 11 deg. 28' 31" E 263.96 feet with the east line of said Tract "B" and the east line of said Parcel 176 to an existing iron pin;

THENCE, W 06 deg. 32' 25" W 106.60 feet with the east line of Parcel 176, to the point of beginning, containing 11.72 acres, more or less.

BEING part of the same property conveyed to Eugene T. Stephens and wife, Ruth P. Stephens by Installment Deed from W.L. Drumwright and wife, Rachel S. Drumright of record in Book 1555, page 8 and by deed from Covenant Community, a partnership to Ruth P. Stephens of record in book 6405, page 142, Register's Office for Davidson County, Tennessee. The said Eugene T. Stephens having predeceased his wife, Ruth P. Stephens and the Ruth P. Stephens having since died testate and having devised the real property to the Grantors herein pursuant to a holographic Last Will and Testament of record in Vol. 1765 Pg. 323390 of the Probate Court for Davidson County, Tennessee and as Document No. 20010402-0031256, Register's Office for Davidson County, Tennessee.

THIS conveyance shall also specifically include all of Grantors right tiel and interest in and to a certain access roadway to Old Hickory Boulevard.