THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 04/17/01 08:20 3pgs
Fees:15.00 Taxes:1409.70
20010417-0037133

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Blake Chancey, et ux 1237 Fernbank Avenue Madison, TN 37115	Same as New Owner	Map 16 P/O Parcels 88 and 181

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SADDLEBACK PROPERTIES, INC., a Tennessee Corporation, and FRANK DAVIS ENTERPRISES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BLAKE CHANCEY and wife, JACKIE CHANCEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of real property located on the north side of Lickton Pike and the south side of Union Hill Road in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, being Parcel 181 and part of 88 on Metro Tax Map and being more particularly described according to a survey by Walter Davidson & Associates as follows:

Beginning at an iron rod in the northern right of way of Lickton Pike, said rod being 1850 feet more or less southwest of Luster Road, and being the southwest corner of the property conveyed to William P. Burris as of record in Book 6050, page 399, Register's Office for Davidson County, Tennessee; thence with the northern right of way of Lickton Pike, South 42 deg. 07' 30" West a distance of 118.15 feet to an iron rod; thence with the common line with Robert E. Alessio as of record in Book 6004, page 731, said Register's Office, North 24 deg. 37' 14" West a distance of 586.38 feet to an iron rod; thence South 61 deg. 48' 09" West a distance of 211.50 feet to a point; thence North 24 deg. 34' 17" West a distance of 1076.74 feet to a point in the common line with Lot 7 on the Plat of Saddleback Farms as of record in Book 9700, page 731, Register's Office for Davidson County, Tennessee; thence with the common line with Saddleback Farms with the following calls: North 61 deg. 01' 29" East a distance of 374.23 feet to an iron rod; North 50 deg. 38' 27" West a distance of 120.00 feet to an iron rod; North 26 deg. 25' 19" East a distance of 523.15 feet to an iron rod; North 47 deg. 41' 35" West a distance of 515.62 feet to an iron rod in the common line with the property conveyed to Colleen W. Grissom & Billy Mathew as record in Instrument No. 200003060022449, Register's Office for Davidson County, Tennessee; thence with said common line with the following calls: North 19 deg. 35' 08" East a distance of 424.71 feet to an iron rod; North 65 deg. 20' 32" West a distance of 60.00 feet to an iron rod; thence with Saddleback Farms with the following calls; North 34 deg. 31' 59" West a distance of 232.78 feet to an iron rod; North 34 deg. 31' 59" West a distance of 175.00 feet to an iron rod; North 01 deg. 49' 41" East a distance of 192.83 feet to an iron rod in the common line with Davis Farms Section 1 as of record in Book 8250, page 403, Register's Office for Davidson County, Tennessee; thence with the common line with Davis Farms with the following calls: North 71 deg. 56' 55" East a distance of 82.75 feet to an iron rod; North 32 deg. 15' 24" West a distance of 183.51 feet to an iron rod; South 71 deg. 56' 52" West a distance of 45.00 feet to an iron rod; North 18 deg. 03' 08" West a distance of 272.10 feet to an iron rod in the southern right of way of Union Hill Road; thence with the said right of way with the following calls: North 71 deg. 56' 52" East a distance of 278.36 feet to an iron rod; thence with a curve to the left having a radius of 528.26 feet, a length of 207.24 feet, a chord of 205.91 feet with a bearing of North 60 deg. 42' 33" East to an iron rod; thence North 49 deg. 28' 14" East a

distance of 176.07 feet to an iron rod; thence with a curve to the right having a radius of 2746.72 feet, a length of 191.56 feet, a chord of 191.56 feet with a bearing of North 51 deg. 28' 08" East to an iron rod; thence North 53 deg. 28' 06" East a distance of 24.73 feet to an iron rod at the northwest corner of the property conveyed to John Davis Lewis as of record in Book 4820, page 602, Register's Office for Davidson County, Tennessee; thence leaving said right of way with the following calls: South 19 deg. 03' 14" East a distance of 486.55 feet to an iron rod; South 39 deg. 13' 47" East a distance of 416.69 feet to an iron rod; South 44 deg. 44' 05" East a distance of 129.21 feet to an iron rod; North 76 deg. 03' 33" East a distance of 271.33 feet to an iron rod; South 36 deg. 00' 08" East a distance of 1040.48 feet to an iron rod; South 29 deg. 06' 00" West a distance of 71.45 feet to an iron rod; South 12 deg. 43' 53" West a distance of 177.17 feet to an iron rod; South 37 deg. 26' 08" West a distance of 387.76 feet to an iron rod; North 82 deg. 21' 25" West a distance of 379.63 feet to an iron rod; South 08 deg. 06' 46" West a distance of 2089.98 feet to the point of beginning containing 4,204,533.11 square feet or 96.52 acres, more or less.

Being a portion of the property conveyed to Saddleback Properties, Inc. as of record in Book 9900, page 403, and a portion of the property conveyed to Frank Davis Enterprises, Inc. as of record in Book 7956, page 223, Register's Office of Davidson County, Tennessee and a portion of the property conveyed to Frank Davis Enterprises, Inc. by quitclaim deed from Saddleback Properties, Inc. of record in Book 10860, page 536, said Register's Office.

The foregoing description was prepared from a survey dated 12/7/99, Revised 3/6/01 and further Revised 3/9/01, by Walter Davidson & Associates, RLS.

This is unimproved property on Lickton Pike, Goodlettsville, TN 37072.

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 the GRANTORS do covenant with the said GRANTEES, that the GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties, and will be paid, in full, by the GRANTEES, when due. The property will be subject to Greenbelt Rollback taxes, if and when the property is subdivided or taken out of Greenbelt Classification.

2. Subject to any and all matters as they may appear on the unrecorded survey dated 12/7/99, Revised 3/6/01 and 3/9/01 by Walter Davidson & Associates, RLS.

3. Subject to Easement for ingress, egress and utility purposes of record in Book 9417, page 284, said Register's Office, if applicable.

4. Subject to Easement for right of way for ingress and egress of record in Book 1207, page 369, said Register's Office, if applicable.

5. Subject to easement for graveyard ingress and egress of record in Book 445, page 335, said Register's Office, if applicable.

GREENBELT ROLLBACK TAXES: By their signature hereto, the parties agree that the GRANTEES will make application to continue the classification of the property as Greenbelt property. In the event the property is taken out of the Greenbelt Classification within three (3) years after date hereof, the GRANTORS will pay to the GRANTEES the GRANTORS' pro-rata share of such Greenbelt Rollback taxes.

And, the GRANTORS do further covenant and bind themselves, their successors or assigns, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Saddleback Properties, Inc.

BY: Frank C Davis Jr Pres
FRANK C. DAVIS, JR., President

Frank Davis Enterprises, Inc.

BY: Frank C Davis Jr Pres
FRANK C. DAVIS, JR., President Pres

"GRANTEES"

BLAKE CHANCEY

JACKIE CHANCEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE CHANCEY and wife, JACKIE CHANCEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of April, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK C. DAVIS, JR., with whom I am personally acquainted and who acknowledged himself to be the President of Saddleback Properties, Inc. and Frank Davis Enterprises, Inc., the bargainors, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of each corporation by himself as President.

WITNESS my hand, at office, this the 12th day of April, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of April, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001