WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/20/01 09:16 3pgs
Fees:15.00 Taxes:480.63

20010420-0039129

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

William R Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Chambers (NAME)	Indymac Bank, F.S.B. (NAME)	PART OF
4975 Brick Church Pike (ADDRESS)	155 North Lake Avenue (ADDRESS)	MAP 24
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pasadena, CA 91101 (CITY) (STATE) (ZIP)	PARCEL 66

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, Edna Redding Burlason and Lee Boyd Redding and Lottie D. Proctor, Devisees and Heirs at Law of Ollie Ayers Redding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Chambers, a single man

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:

BEING a certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 19, 2000, as follows:

BEGINNING at an iron rod (new) on the easterly margin of Brick Church Pike, said point being the northwest most corner of the herein described parcel, and the southwest most corner of a parcel belonging to Alice G. Hitt, evidenced in Plat Book 6200, Page 568, Register's Office of Davidson County; thence, leaving said margin along the southerly line of the Hitt property, North 89 degrees 16 minutes 50 seconds East, 81.29 feet, to an iron rod (new); thence, on a new line, severing Parcel 66, South 44 degrees 57 minutes 45 seconds East, 344.15 feet, to an iron rod (new); thence, South 41 degrees 18 minutes 10 seconds West, 359.59 feet, to an iron rod (new), said point falling on the northerly line of a parcel of land belonging to Guy M. Knox, evidenced in Deed Book 8925, Page 176, Register's Office of Davidson County; thence, along said line, South 64 degrees 31 minutes 13 seconds West, 170.69 feet, to an iron rod (old); thence, North 69 degrees 29 minutes 25 seconds West, 253.87 feet, to an iron rod (old), said point falling on the easterly margin of Brick Church Pike, and also being the southwest most corner of the herein described parcel; thence, along said margin, North 21 degrees 53 minutes 50 seconds East, 323.90 feet, to an iron rod (new); thence, continuing along said margin, around a curve to the right, said curve having a radius of 372.17 feet, an arc length of 275.45 feet, to the point of beginning, containing 218,288.880 square feet and/or 5.011 acres, more or less.

THIS description is also subject to a 20 foot Easement for the purpose of Ingress and Egress, said Easement starting at the easterly margin of Brick

CONTINUED

unimproved ( )
This is improved (X) property, known as 4975 Brick Church Pike, Goodlettsville, TN 37072
(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 our hand s this 16th day of April, 2001

Edna Redding Burlason
Edna Redding Burlason

Lee Boyd Redding
Lee Boyd Redding

Lottie D. Proctor
Lottie D. Proctor
By: Edna Redding Burlason
Edna Redding Burlason, Attorney-in-fact

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 Edna Redding Burlason and Lee Boyd Redding

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 16th day of April, 2001.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JULY 24, 2004

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

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 Edna Redding Burlason with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Lottie D. Proctor as her Attorney in Fact as the free act and deed of the within named Lottie D. Proctor.

Witness my hand and official seal at Goodlettsville, Tennessee, April 16, 2001.

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires

LEGAL DESCRIPTION CONTINUATION

Church Pike, and continuing along the whole of the northerly most line of the above described parcel.

Being part of the same property conveyed to Frank Reding and wife, Ollie Aires Reding by deed from W. C. Talley and W. K. Talley of record in Book 1225, page 197, Register's Office for Davidson County, Tennessee. Frank Redding having since died on September 14, 1977 leaving Ollie Ayers Redding as the surviving tenant by the entireties. Ollie Ayers Redding having since died testate on March 14, 1999. Last Will and Testament of Ollie Ayers Redding is of record by Instrument No. 200102020010337, rerecorded by Instrument No. 200103200026831, Register's Office for Davidson County, Tennessee.

Frank Reding and Frank Redding are one and the same person.
Ollie Aires Reding and Ollie Ayers Redding are one and the same person.

Subject to 20 foot nonexclusive easement for ingress and egress, said easement lying along the northerly boundary line of subject parcel.

Edna Redding Burlason executed this instrument on behalf of Lottie D. Proctor pursuant to a Power of Attorney which is being placed of record currently herewith.