STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2001.

_____
Notary Public

My Commission Expires: 11-18-01

DONALD B. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/01/01 14:50 2pgs
Fees:13.00 Taxes:1043.40
20011001-0105730

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin F. Goeser and Judy L. Goeser
5645 Valley View Road
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 171-100-044.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W.D. Kilpatrick and wife, Mary Jane Adams Kilpatrick,** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin F. Goeser and Judy L. Goeser, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, being the northerly 75 feet of Lot No. 43 and the southerly 125 feet o Lot No. 44 on the Plan of Brentwood Gardens Subdivision, of record in Book 1130, page 16, Register's Office for Davidson County, described as follows:

Beginning on the westerly margin of Valley View Road, at a point 1525 feet south of the southerly margin of Old Hickory Boulevard; thence with the westerly margin of said Valley View Road, southwardly 147 feet to the beginning of a curve, continuing with the westerly margin of said Road and along said curve, southwardly 53 feet to the northeast corner of a part of Lot No. 43 conveyed to Ernest Stampfli, Jr. and wife, by deed from Curtis B. Haley, Trustee, of record in Book 1371, page 305, said Register's Office; thence with said Stampfli's northerly line, westwardly 444 feet to the western boundary line of said Brentwood Gardens Subdivision; thence with said line; northwardly 200 feet; thence eastwardly 436.5 feet, more or less, to the beginning.

Being the same property conveyed to W. D. Kilpatrick and wife, Mary Jane Adams Kilpatrick, by Warranty Deed from T. I. Holman, Jr., Trustee, of record in Deed Book 3502, page 61, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Brentwood Gardens, of record in Plat Book 1130, page 16, register's Office of Davidson County, Tennessee.

Restrictive Covenants contained in instruments of record in Book 4020, page 59, Register's Office of Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 20012 are currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5645 Valley View Road, Brentwood, Tennessee 37027

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of September, 2001.

W.D. Kilpatrick

Mary Jane Adams Kilpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.D. Kilpatrick and Mary Jane Adams Kilpatrick, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2001.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

03808-BW