CO... RETURN TO:
... TITLE AGENCY
S... ...N RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/29/01 15:19 3pgs
Fees:18.00 Taxes:3.70

20011129-0130940

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2001, by and between J.T. GREEN, JR. and AGNES B. GREEN, HUSBAND AND WIFE, hereinafter called Grantors, and DENNIS A. GREEN and RUTHANN E. GREEN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, J.T. GREEN, JR. and AGNES B. GREEN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DENNIS A. GREEN and RUTHANN E. GREEN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 5.099 ACRES, HARPER ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

J.T. GREEN, JR.
Signature of Seller

AGNES B. GREEN
Signature of spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, J.T. GREEN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of November, 2001.

Sherrie Spann
Notary Public

My Commission Expires: 06-05-04

Name and Address of Property Owner:

DENNIS A. GREEN and RUTHANN E. GREEN, HUSBAND AND WIFE
7330 Harper Road
Joelton, Tn 37080

Property Address:

5.099 ACRES, HARPER ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 14, PARCEL 115

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$1,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Dennis A. Green
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2001.**

Sherrie Spann
Notary Public

My Commission Expires: 06-05-04

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING a Tract of land in the 1st Councilmanic District of Davidson County, Tenessee and portion of that property conveyed to J.T. Green Jr., and ETUX, in Book 4301, Page 206, Register's Office for Davidson County, Tennessee, more accurately described acording to a survey by Tommy E. Walker (TN. Lic. No. 1465) Dated 09-01-01 described as follows:

Beginning at an existing concrete monument in the Easterly margin of an access road, said monument being the most West Southwesterly corner to herein described tract; thence with said margin North 16 degrees 00 minutes 43 seconds East, 92.43 feet to an existing concrete monument; thence now leaving said margin South 86 degrees, 24 minutes, 00 seconds East, 180.00 feet to a set iron pin; thence North 22 degrees 52 minutes 46 seconds East, 260.00 feet to a set iron pin; thence South 63 degrees 22 minutes 00 seconds East, 278.48 feet to a set iron pin; thence North 37 degrees, 05 minutes 59 seconds East, 283.35 feet to a 10 inch maple tree; thence South 42 degrees, 33 minutes, 31 seconds East, 256.10 feet to a point in the center of a creek; thence with said center of creek for the next eleven calls: South 53 degrees 31 minutes 54 seconds West, 142.43; thence South 27 degrees 35 minutes 25 seconds West, 60.65 feet; thence South 75 degrees, 44 minutes, 03 seconds West, 37.52 feet; thence South 17 degrees, 02 minutes, 52 seconds West, 77.83 feet; thence South 47 degrees 44 minutes 04 seconds, West, 85.22 feet; thence South 27 degrees, 36 minutes 28 seconds West, 40.78 feet; thence South 70 degrees 53 minutes 59 seconds West, 170.67 feet; thence North 87 degrees 04 minutes, 25 seconds West, 57.40; thence South 76 degrees 22 minutes 26 seconds, West, 41.17 feet; thence South 85 degrees, 16 minutes 58 seconds West, 56.92 feet; thence South 64 degrees 19 minutes, 41 seconds, West, 37.54 feet; thence now leaving said creek North 27 degrees 48 minutes 19 seconds East, 177.92 feet; thence North 88 degrees 01 minutes 00 seconds West, 349.56 feet to the point of beginning containing 5.099 acres.

BEING a portion of the same property conveyed to J.T. GREEN, JR. and AGNES B. GREEN, HUSBAND AND WIFE, by Deed from J.T. & WIFE, MARY ANN GREEN, of record in Book 4301, page 206, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 115).

2. Unrecorded easements for roads and utilities, if any.

3. Right o f way for Harper Road.

4. Easement for natural flow of creek.