This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Patricia L. Cole
Name
5201 John Hager Road
Street Address
Hermitage, Tennessee 37076
City, State, Zip

Send Tax Bills To
same
Name

Street Address

City, State, Zip

Map-Parcel No.
098-00-0 57.00

Warranty Deed (Establishing Life Estate in Grantee)

For and in consideration of Forty-three Thousand Dollars ($43,000), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, COLE FAMILY PARTNERS, L. P., Grantors, hereby transfer and convey to PATRICIA L. COLE, unmarried, Grantee, a life estate in the property for and during the natural life of the Grantee in the following described tract or parcel of land located in Davidson County, Tennessee to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Robert H. Meade, Surveyor, June 16, 1965, as follows:

BEGINNING in the center of John Hager Road at the northwest corner of the property conveyed to Donald R. Durham and wife, by deed from F. H. Binkley and wife, of record in Book 3931, page 957, Register's Office for said County; thence with Durham's westerly boundary line, S 4 deg. 33' west 280.7 feet to a concrete monument; thence S 4 deg. 33' west 1106.1 feet to a concrete monument; thence N 81 deg. 34' west 300 feet to a fence post; thence N 4 deg. 32' east 1374.7 feet to the center of John Hager Road; thence with the corner of said Road, S 83 deg. 49' east 300 feet to the beginning.

Being the same property conveyed to John B. Cole and wife, Carol A. Cole by deed of record in Book 5652, page 562, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10386, page 550, said Register's Office, John B. Cole and wife, Carol A. Cole conveyed aforedescribed property to Cole Family Partners, L.P.

Note: Grantee shall have a life estate in the first house on this property known as the "Cooking Shed," and not in the other structures on the property. This improved property is known as: 5201 John Hager Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that they are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and that the same is unencumbered except for real property taxes for the year 2001.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand on December 12, 2001.

Davidson County DEEDWARR
Recvd: 12/12/01 14:53 2pgs
Fees:13.00 Taxes:159.10
20011212-0137339

John B. Cole, General Partner of Cole Family Partners, L. P.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, John B. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a general partner of Cole Family Partners, L. P., the within named bargainor, a general partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal at office on December 12, 2001.

NOTARY PUBLIC AT LARGE COUNTY

Notary Public

My commission expires: August 10, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $43,000. Subscribed and sworn to before me, on December 12, 2001.

Patricia L. Cole, Affiant, by John B. Cole, her Attorney-in-Fact

John B Cole AIF

NOTARY PUBLIC AT LARGE COUNTY

Notary Public

My commission expires: Aug. 10, 2004