WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2002

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brock E. Marion Sr.	SAME	7-212.00 AND 213.00
(NAME)	(NAME)	
2402 SW 132nd Way		
(ADDRESS)	(ADDRESS)	P/o 7-78
Davie FL. 33325		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JUGBIR SINGH D/B/A JSA PROPERTIES, ~~*~~HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BROCK E. MARION, SR. AND WIFE, KERI A. MARION, 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: *by and through TERRY ALEXANDER, ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 03/06/02 12:59 2pgs
Fees:13.00 Taxes:444.00
20020306-0028137

See Attached Exhibit A

This is unimproved property, known as Tracts 11 and 14, Tinnin Road, 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 this 28th day of February, 2002

Jugbir Singh d/b/a JSA Properties

Jugbir Singh d/b/a JSA Properties

BY: TERRY ALEXANDER, ATTORNEY IN FACT

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, TERRY ALEXANDER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for JUGBIR SINGH D/B/A JSA PROPERTIES and is authorized by JUGBIR SINGH D/B/A JSA PROPERTIES to execute this instrument on his behalf.

Witness my hand and official seal this the 28th day of February, 2002

My commission expires: 4-28-04

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

EXHIBIT "A"

PARCEL ONE:

TINNIN ROAD ESTATES - TRACT #11 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 859.84 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #10 North 84 degrees 37 minutes 42 seconds West 1237.49 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 286.67 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates (5.01 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 234.45 feet to an iron rod; thence with line of Tract #3 of Tinnin Road Estates (5.01 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 281.56 feet to an iron rod; thence with line of Tract #12 of Tinnin Road Estates (5.50 acres as per survey of same date) North 22 degrees 12 minutes 52 seconds East 351.76 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1643.31 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 50.68 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

PARCEL TWO:

TINNIN ROAD ESTATES - TRACT #14 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #13 of Tinnin Road Estates (6.53 acres as per survey of same date), also being 1011.88 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #13 North 84 degrees 37 minutes 42 seconds West 1508.44 to an iron rod; thence North 26 degrees 39 minutes 50 seconds West 483.43 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 365.09 feet to an iron rod; thence South 84 degrees 04 minutes 22 seconds East 29.22 feet to an iron rod; thence with line of Tract #16 of Tinnin Road estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 206.34 feet to an iron rod; thence with line of Tract #15 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 218.94 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1136.71 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 50.68 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

A T.V.A. power transmission easement crosses the northeast portions of Tract #11 and Tract #14. See Plat for further details.

Being the same property conveyed to Jugbir Singh d/b/a JSA Properties by deed of record in Instrument No. 20010731-0081119, Register's Office for Davidson County, Tennessee.

TERRY ALEXANDER executes this instrument as Attorney in Fact for JUGBIR SINGH d/b/a JSA PROPERTIES pursuant to Power of Attorney recorded of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

JS by TA