40-A

WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2002

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim L. Williams (NAME)	New Owner (NAME)	MAP 047-00-0
5246 Old Higdon Road (ADDRESS)	(ADDRESS)	PARCEL 118
Joelton, TN 37080 (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, Billy J. Brake and Elaine W. Brake, now known as Doy Elaine Brake Satterfield HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim L. Williams and wife, Pauline H. Williams

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/22/02 16:08 3pgs
Fees:18.00 Taxes:153.55

20020322-0035645

unimproved ( )
This is improved (X) property, known as 5641 Old Hickory Boulevard, Nashville, TN 37218
(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 21st day of March, 2002

Billy J. Brake, Jr.

Doy Elaine Brake Satterfield
Doy Elaine Brake Satterfield

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 Billy J. Brake, Jr., the 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 and official seal this 21st day of March, 2002.AT

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

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 Elaine W. Brake, now known as Doy Elaine Brake Satterfield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2002.

Shannon Wilson

Notary Public

My Commission Expires: April 14, 2004

3/B/
DEBS

EXHIBIT A

Land in Davidson County, Tennessee, being Tract "X" on the Jesse Hampton Division of Tract No. 16 on the E. E. Brown Lands, not of record; property being described in Book 6365, page 432, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl dated December 4, 1986, as follows:

Beginning at a point on the westerly margin of Old Hickory Boulevard, said point being .45 miles from Sulphur Creek Road; thence with the westerly margin of Old Hickory Boulevard, North 29 deg. 15 min. East, 130 feet to an iron pin; thence leaving said margin, North 60 deg. 14 min. 15 sec. West, 1506.19 feet to an iron pin; thence North 30 deg. 12 min. West, 495.34 feet to an iron pin; thence South 59 deg. 48 min. West, 101.85 feet to an iron pin; thence South 30 deg. 12 min. East 576.71 feet to an iron pin; thence South 60 deg. 11 min. 03 sec. East, 1488.37 feet to the point of beginning, containing 6.0 acres, more or less.

Being the same property conveyed to Billy J. Brake, Jr. and wife, Elaine W. Brake by deed from Sherrie L. Wilkes of record in Book 7226, page 645, said Register's Office. The said Billy J. Brake, Jr. and Elaine W. Brake have since divorced as evidenced by Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-4938, and this conveyance is made pursuant to Order Approving Sale of Property entered in said divorce proceeding on March 18, 2002. The said Elaine W. Brake is now known as Doy Elaine Brake Satterfield.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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