Davidson County DEEDWARR
Recvd: 03/28/02 11:42 3pgs
Fees:18.00 Taxes:51.80
20020328-0038268

This Instrument Prepared By:
ANNA G. EVERTON, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Jeffrey B. Collier Melanie Goostree Collier 7824 Whites Creek Pike Joelton, Tennessee 37080	Same	Map: 8 Parcel: 219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000.

Audrey Sue Demonbreun

Audrey Sue Demonbreun, Affiant

Sworn to and subscribed before me this 27th day of March, 2002.

Notary Public
My Commission Expires: 10-25-03

GRADY D. PERRY NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

We, Audrey Sue Demonbreun and husband, James Edward Demonbreun, for valuable consideration paid, the receipt of which is acknowledged, do convey and warrant to Jeffrey B. Collier, and wife Melanie Goostree Collier, grantees, their heirs and assigns forever, all that parcel of land situated in Davidson County, Tennessee, and described as follows:

BEING A TRACT OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 1 OF THE AUDREY SUE SUBDIVISION AS OF RECORD IN PLAT BOOK 26, PAGE 811, REGISTER'S OFFICE, DAVIDSON COUNTY TENNESSEE, THE SAID LOT BEING LOCATED ON THE EASTERLY SIDE OF WHITES CREEK PIKE (U.S. 431) OPPOSITE AN INTERSECTION WITH THE SAID PIKE AND BAXTER ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE POST OLD, THE SAID POST BEING LOCATED IN THE EASTERLY RIGHT-OF-WAY OF SAID PIKE, THE SAID POST ALSO BEING THE MOST WESTERLY CORNER OF THE R. JACK FREEMAN PROPERTY, AS OF RECORD IN BOOK 8230, PAGE 836, R.O.D.C., TN.; THENCE, WITH THE SAID RIGHT-OF-WAY, NORTH 46 DEG 24 MIN 29 SEC WEST, 30.10 FEET TO AN IRON PIN SET, THE SAID PIN BEING A COMMON CORNER WITH LOT 2 OF THE SAID SUBDIVISION Y; THENCE, WITH A COMMON LINE BETWEEN THE SAID LOT 1 AND LOT 2, THE FOLLOWING BEARINGS AND DISTANCES; THENCE, NORTH 38 DEG 50 MIN 21 SEC EAST, 899.08 FEET TO AN IRON PIN NEW; THENCE, NORTH 54 DEG 30 MIN 25 SEC WEST, 205.27 FEET TO AN IRON PIN NEW, THE SAID PIN BEING LOCATED IN THE SOUTHERLY LINE OF THE MICHAEL F. GOOSTREE PROPERTY, AS OF RECORD IN BOOK 11429, PAGE 517, R.O.D.C., TN.; THENCE, WITH THE SAID GOOSTREE PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES; THENCE, NORTH 45 DEG 34 MIN 32 SEC EAST, 528.86 FEET TO AN IRON PIN NEW; THENCE, SOUTH 85

DEG 15 MIN 00 SEC EAST, 338.00 FEET TO AN IRON PIN NEW, THE SAID PIN BEING IN THE WESTERLY LINE OF THE NATIONAL HORSESHOE PITCHERS FOUNDATION, AS OF RECORD IN BOOK 10305, PAGE 464, R.O.D.C., TN.; THENCE, WITH THE SAID FOUNDATION PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES; THENCE, SOUTH 04 DEG 20 MIN 00 SEC WEST, 165.00 FEET TO AN IRON PIN NEW; THENCE, NORTH 85 DEG 51 MIN 16 SEC WEST, 236.78 FEET TO A 30" OAK TREE OLD; THENCE, SOUTH 40 DEG 20 MIN 21 SEC WEST, 222.50' FEET TO AN IRON PIN NEW, THE SAID PIN BEING A COMMON CORNER WITH THE SAID FREEMAN PROPERTY; THENCE, WITH THE SAID FREEMAN PROPERTY, SOUTH 38 DEG 50 MIN 21 SEC WEST, 1,111.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 174,212 SQUARE FEET OR 3.999 ACRES, MORE OR LESS.

Being a portion of the property conveyed by Leland Cornell Watts and E. Maxine Cato to Audrey Sue Demonbreun and husband, James Edward Demonbreun by deed, of record in the Register's Office for Davidson County, Tennessee, Book 4524, Page 221.

This is (x) unimproved property known as 7800 Whites Creek Pike, Joelton, TN 37080.

This conveyance expressly does not include the parcel of land described as follows:

BEING A TRACT OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 2 OF THE AUDREY SUE SUBDIVISION AS OF RECORD IN PLAT BOOK 26, PAGE 811, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, THE SAID LOT BEING LOCATED ON THE EASTERLY SIDE OF WHITES CREEK PIKE (U.S. 431) OPPOSITE AN INTERSECTION WITH THE SAID PIKE AND BAXTER ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD, THE SAID PIN BEING LOCATED IN THE EASTERLY RIGHT-OF-WAY OF SAID PIKE, THE SAID PIN ALSO BEING THE SOUTHWEST CORNER OF THE JAMES EDWARD DEMONBREUN, ETUX PROPERTY, AS OF RECORD IN BOOK 1855, PAGE 471, R.O.D.C., TN.; THENCE, WITH THE SAID DEMONBREUN PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES; THENCE, NORTH 47 DEG 03 MIN 41 SEC EAST, 200.00 FEET TO AN IRON PIN OLD; THENCE, NORTH 43 DEG 00 MIN 00 SEC WEST, 158.00 FEET TO AN IRON PIN NEW, THE SAID PIN BEING LOCATED IN THE SOUTHERLY LINE OF THE MICAHEL F. GOOSTREE PROPERTY, AS OF RECORD IN BOOK 11429, PAGE 517, R.O.D.C., TN.; THENCE, WITH THE GOOSTREE PROPERTY, NORTH 45 DEG 34 MIN 32 SEC EAST, 658.44 FEET TO AN IRON PIN NEW, THE SAID PIN BEING A COMMON CORNER WITH LOT 1 OF THE SAID SUBDIVISION; THENCE, WITH THE SAID LOT 1, THE FOLLOWING BEARINGS AND DISTANCES; THENCE, SOUTH 54 DEG 30 25 EAST, 205.27 FEET TO AN IRON PIN NEW; THENCE, SOUTH 38 DEG 50 MIN 21 SEC WEST, 899.08 FEET TO AN IRON PIN NEW, THE SAID PIN BEING LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE (U.S. 431); THENCE, WITH THE SAID RIGHT-OF-WAY, NORTH 46 DEG 24 MIN 29 SEC WEST, 154.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,767 SQUARE FEET OR 4.448 ACRES, MORE OR LESS

To have and to hold the granted premises, and all the rights, easements, and appurtenances belonging to the premises, to Jeffrey B. Collier and wife, Melanie Goostree Collier, grantees, and grantees' heirs and assigns, to grantees' and their own use and behalf forever.

And we do, for ourselves and our heirs, executors, and administrators, covenant with the grantees, grantees' heirs and assigns, that we are lawfully seized in fee of the granted premises; that the premises are free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the grantees, grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

In witness, we have set our hands to this instrument this 27th day of March, 2002.

Audrey Sue Demonbreun
AUDREY SUE DEMONBREUN

James Edward Demonbreun
JAMES EDWARD DEMONBREUN

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 AUDREY SUE DEMONBREUN and JAMES EDWARD DEMONBREUN, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Tennessee, this 27th day of MARCH, 2002.

NOTARY PUBLIC

My Commission Expires: 10-25-03