This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/05/02 14:16 2pgs
Fees:13.00 Taxes:462.50
20020705-0081241

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Brian C. Sullivan **7145 Chessington Drive** **Fairview, TN 37062**	**Same**	**181 209.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Barton Stump and wife, Jennifer R. Stump,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Brian C. Sullivan**, a married person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 13, 1993, and known as Job. No 930091, more particularly described as follows:
BEGINNING at an iron pin in the center of a 50 ft. ingress-egress and utility easement, said point of beginning being 1151.06 northerly, as measured along the centerline of the said easement from the northerly margin of Pettus Road, said point of beginning also being the NW corner of Tract 2 of the J. D. Stevens Pettus Road division and the SW corner of the herein described Tract 3 of said division, said point of beginning also being in the easterly line of Tract 18 of said division, thence with the center of the said 50 ft. joint use ingress-egress and utility easement and with the easterly line of said Tract 18 of said Stevens Pettus Road division and with a curve to the left having a radius of 1,200.46 ft. and a long chord of 345.98 ft., said chord having a bearing of N 04 deg. 06' 42" W, a distance along the curve of 347.04 ft. to an iron pin; thence leaving the center of the said 50 ft. joint use ingress-egress and utility easement and with the southerly line of Tract No. 4 of the J. D. Stevens Pettus Road division S 86 deg. 00' 50" E 696.00 ft. to an iron pin; thence leaving Tract No. 4 of said Stevens Pettus Road division S 02 deg. 50' 24" W 325.46 ft. to an iron pin; thence with the northerly line of the Truman Setliffe property, of record in Book 8623, page 163, RODC, TN; N 86 deg. 40' 29" W 200.00 ft. to an iron pin; thence with the northerly line of Tract No. 2 of said J. D. Stevens Pettus Road division N 87 deg. 53' 07" W 454.11 ft. to the point of beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to William Barton Stump and wife, Jennifer R. Stump by deed from James E. Edens, unmarried, of record in Book 9993, page 915, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. County taxes for the year 2002 are a lien, but not yet due and payable.
2. Restrictive covenants in Book 9518, page 343, RODC, TN.
3. Utility anchor easements for the benefit of NES and any other utility company in Book 9518, page 343, RODC, TN.
4. Private road and utility easement and maintenance agreement in Book 9518, page 526, also mentioned in Book 9518, page 343, RODC, TN.
5. Deed of conveyance to Metro for water mains in Book 9523, page 47, RODC, TN.
6. Grant of transmission line easement in Book 4422, page 649, RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 6301 Pettus Road, Antioch, TN 37013.

WITNESS OUR HANDS THIS 28th DAY OF JUNE, 2002, IN FRANKLIN, TENNESSEE.

William Barton Stump

Jennifer R. Stump

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, William Barton Stump and wife, Jennifer R. Stump, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of June, 2002.

MELINDA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN.

MY COMMISSION EXPIRES
MAY 18, 2003

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of June, 2002, in Franklin, Tennessee.

Michelle Cooke
Notary Public

My Commission Expires: 12/19/05

12828.2002/MS