THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 Upon information furnished by the parties, without benefit of title examination.

Davidson County DEEDWARR
Recvd: 07/09/02 10:21 2pgs
Fees:13.00 Taxes:111.00
20020709-0082269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of June 2002.

Notary Public

My Commission Expires: 10-28-04

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phillip Curtis Denning 8080 Old Charlotte Pike Nashville, Tennessee 37209	Same	Map 112-00-0 Parcel 155.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, James C. Dawson and wife, Wanda Dawson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Phillip Curtis Denning**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a metal fence post set in the intersection of the west margin of Longview Drive and the north margin of Old Charlotte Road, said point being the northernmost southeast corner of the herein described tract; thence from said point of beginning and with the north margin of Old Charlotte Road the following calls: South 47 degrees 50 minutes 27 seconds West 61.03 feet, South 53 degrees 07 minutes 48 seconds West 54.02 feet, South 56 degrees 03 minutes 55 seconds West 47.69 feet, South 57 degrees 38 minutes 24 seconds West 35.29 feet, South 59 degrees 24 minutes 00 seconds West 47.30 feet, South 62 degrees 39 minutes 38 seconds West 48.88 feet, South 65 degrees 03 minutes 33 seconds West 66.39 feet, South 66 degrees 14 minutes 46 seconds West 57.83 feet, South 66 degrees 41 minutes 14 seconds West 128.87 feet, South 66 degrees 52 minutes 06 seconds West 18.77 feet to an oak tree in the north margin of Old Charlotte Road, said point being the southernmost southwest corner of the herein described tract; thence from said point and leaving said margin North 30 degrees 38 minutes 41 seconds West 175 feet to a metal fence post set; thence North 54 degrees 49 minutes 48 seconds West 785.40 feet to a metal fence post set in the south line of west; thence with the south line of west the following calls: South 88 degrees 26 minutes 04 seconds East 80 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 86 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a new iron pin set, thence from said point South 62 degrees 11 minutes 30 seconds East 236.07 feet with the South lines of West and Dunn to an iron pin found, thence from said point South 51 degrees 17 minutes 43 seconds East 286.51 feet with the south lines of Duffield and Sexton to an iron pin set, said point being the southeast corner of Sexton; thence from said point North 49 degrees 52 minutes 21 seconds East 373.59 feet to an iron pin found in the west margin of Longview Drive, said point being the northernmost northeast corner of the herein described tract; thence from said point and with the margin of Longview Drive

the following calls: South 19 degrees 59 minutes 30 seconds East 59.31 feet, South 25 degrees 20 minutes 52 seconds East 63.36 feet, South 26 degrees 55 minutes 12 seconds East 141.81 feet, South 25 degrees 44 minutes 13 seconds East 28.93 feet to the point of beginning and containing 6.62 acres.

Included in the above description may be a portion of an easement as shown on plat for use of the Tennessee Valley Authority.

Being the same property conveyed to James C. Dawson and wife, Wanda Dawson by deed of record in Instrument No. 200006020076695, Register's Office for Davidson County, Tennessee.

This deed is being executed in satisfaction of a land contract dated May 27, 2000.

This is unimproved property known as 8814 Old Charlotte Pike, Pegram, Tennessee 37143.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 25th day of June, 2002.

James C Dawson
JAMES C. DAWSON

Wanda Dawson
WANDA DAWSON

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 James C. Dawson and wife, Wanda Dawson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 25 day of June, 2002.

Pamela J. Luna
NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE TENNESSEE

My Commission Expires: 10-28-04