STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,395.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10/26/04

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles W. Brown and Suzzanne E. Brown
(NAME)

2726 Lights Chapel Road
(STREET ADDRESS OR ROUTE NUMBER)

Greenbrier, TN 37073
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Same as New Owner
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
8 p/o 8

Davidson County DEEDWARR
Recvd: 08/23/02 14:50 4pgs
Fees:23.00 Taxes:552.76
20020823-0102362

FOR AND IN 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, Chester Chambers, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Brown and Suzzanne E. Brown, husband and wife, 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" for legal description.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved (XX)
This is improved ( ) property, known as Lot 1,2,&3 Baxter RD, Joelton, TN 37080.

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. 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 my/our hand(s) this 21st day of August, 2002.

Chester Chambers, Jr.

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 Chester Chambers, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21st day of August, 2002.

Commission expires 12-16-04

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

BOUNDARY LINE DESCRIPTION OF TRACT 1, OF THE CHESTER CHAMBERS, JR. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD BEING THE SOUTHEASTERLY CORNER OF THE BILLY GUY KNIGHT PROPERTY AND THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED THENCE; NORTH 05 DEGREES 27 MINUTES 59 SECONDS EAST 141.74 FEET TO A 22" OAK TREE, THENCE; NORTH 07 DEGREES 18 MINUTES 05 SECONDS EAST 105.98 FEET TO A 4" SASSAFRAS TREE, THENCE; NORTH 06 DEGREES 25 MINUTES 53 SECONDS EAST 261.66 FEET TO A IRON ROD (NEW); SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF THE BILLY GUY KNIGHT PROPERTY, AND IN THE LINE OR THE WILKERSON PROPERTIES, LTD. AND BEING THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, .THENCE; ALONG THE SOUTHERLY LINE OF THE WILKERSON PROPERTIES, LTD. PROPERTY SOUTH 87 DEGREES 57 MINUTES 27 SECONDS EAST 271.64 FEET TO A IRON ROD (NEW), THENCE; SOUTH 88 DEGREES 32 MINUTES 47 SECONDS 255.50 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHEASTERLY CORNER TO THE TRACT HEREIN DESCRIBED AND BEING THE NORTHWESTERLY CORNER OF TRACT 2, THENCE; WITH TRACT 2, SOUTH 01 DEGREES 27 MINUTES 13 SECONDS WEST 242.80 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; SOUTH 62 DEGREES 16 MINUTES 59 SECONDS WEST 619.24 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF BAXTER ROAD, THENCE; WITH SAID MARGIN OF SAID ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 15 DEGREES 12 MINUTES 39 SECONDS, A RADIUS OF 188.34 FEET AN ARC LENGTH OF 50.00 FEET, A CHORD OF NORTH 35 DEGREES 19 MINUTES 20 SECONDS WEST 49.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHESTER CHAMBERS, JR, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20020718-006372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOUNDARY LINE DESCRIPTION OF TRACT 2:

BOUNDARY LINE DESCRIPTION OF TRACT 2, OF THE CHESTER CHAMBERS, JR. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF TRACT 1 OF THE CHESTER CHAMBERS, JR. PROPERTY AND THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; NORTH 62 DEGREES 16 MINUTES 59 SECONDS EAST 619.24 TO AN IRON ROD (NEW) THENCE; NORTH 01 DEGREES 27 MINUTES 13 SECONDS EAST 242.80 FEET TO AN IRON ROD (NEW) SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF TRACT 1, CHESTER CHAMBER, JR. PROPERTY, AND BEING THE NORTHWESTERLY PROPERTY CORNER OF THE TRACT HEREIN DESCRIBED AND IN THE SOUTHERLY LINE OF THE WILKERSON PROPERTIES, LTD. THENCE; SOUTH 88 DEGREES 32 MINUTES 47 SECONDS EAST 739.48 FEET TO A IRON ROD (NEW); SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF THE PAMELA LYNCH PROPERTY, AND BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; ALONG THE WESTERLY LINE OF THE PAMELA LYNCH PROPERTY SOUTH 03 DEGREES 57 MINUTES 21 SECONDS WEST 280.63 FEET TO A IRON ROD (NEW), SAID IRON ROD (NEW) BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, AND THE NORTHEASTERLY CORNER OF TRACT 3 OF THE CHESTER CHAMBERS, JR. PROPERTY THENCE; WITH THE NORTHERLY LINE OF SAID TRACT 3 SOUTH 77 DEGREES 29 MINUTES 38 SECONDS WEST 1287.64 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD (NEW), THENCE; WITH SAID MARGIN OF SAID ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 15 DEGREES 12 MINUTES 39 SECONDS, A RADIUS OF 188.34 FEET AN ARC LENGTH OF 50.00 FEET, A CHORD OF NORTH 20 DEGREES 06 MINUTES 41 SECONDS WEST 49.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.89 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHESTER CHAMBERS, JR, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20020718-006377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOUNDARY LINE DESCRIPTION OF TRACT 3:

BOUNDARY LINE DESCRIPTION OF TRACT 3, OF THE CHESTER CHAMBERS, JR. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD BEING

THE SOUTHWESTERLY CORNER OF TRACT 2 OF THE CHESTER CHAMBERS, JR. PROPERTY AND THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; NORTH 77 DEGREES 29 MINUTES 38 SECONDS EAST 1287.64 FEET TO A IRON ROD BEING THE SOUTHEASTERLY CORNER OF TRACT 2 OF THE CHESTER CHAMBERS, JR. PROPERTY AND IN THE WESTERLY LINE OF THE PAMELA LYNCH PROPERTY, AND BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; WITH THE WEST LINE OF LYNCH SOUTH 03 DEGREES 57 MINUTES 21 SECONDS WEST 554.34 FEET TO AN IRON ROD (NEW) SAID IRON ROD BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE TRACT HEREIN DESCRIBED AND THE NORTHEASTERLY CORNER OF TRACT NO. 4 OF THE CHESTER CHAMBERS, JR. PROPERTY, THENCE; NORTH 89 DEGREES 53 MINUTES 34 SECONDS WEST 260.92 FEET TO AN IRON ROD (NEW), THENCE; NORTH 13 DEGREES 53 MINUTES 12 SECONDS WEST 243.93 FEET TO AN IRON ROD (NEW), THENCE; SOUTH 88 DEGREES 44 MINUTES 55 SECONDS WEST 895.78 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD (NEW) BEING THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; WITH SAID MARGIN OF SAID ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA OF 17 DEGREES 16 MINUTES 54 SECONDS, A RADIUS OF 188.34 FEET AN ARC LENGTH OF 56.81 FEET, A CHORD OF NORTH 03 DEGREES 51 MINUTES 55 SECONDS WEST 56.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.83 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHESTER CHAMBERS, JR. BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20020718-006374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.