40-A

WARRANTY DEED

JEANNE BURTON GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 30, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,104.50

M. Lee Barrett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 11-30-2002
(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
M. Lee Barrett, Jr. (NAME)	New Owner (NAME)	MAP 31
976 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 35
Nashville, TN 37217 (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, LaDonna J. Ramsey and James R. Lyons and Laura A. McCord and Marsha Rose Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Lee Barrett, Jr.

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: 09/10/02 15:45 3pgs
Fees:18.00 Taxes:1043.79
20020910-0110012

unimproved ( )
This is improved (X) property, known as 4678 Lickton Pike, Whites Creek, TN 37189
(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 10th day of September, 2002

LaDonna J. Ramsey

Laura A. McCord

James R. Lyons

Marsha Rose Ferguson

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 LaDonna J. Ramsey, James R. Lyons and Laura A. McCord

the bargainor s, 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 official seal at Nashville, Tennessee, this 10th day of September, 2002.

Commission expires 11-30-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

JEANINE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 30, 2002

My commission expires _____

Notary Public

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 Marsha Rose Ferguson, 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 10th day of September, 2002.

Notary Public

My Commission Expires: Nov. 26, 2005

EXHIBIT A

Land in the First Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 22, 2002 and known as Job No. 020143 as follows:

Beginning at an existing iron pin found on the westerly margin of Lickton Pike, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the Metro Government Whites Creek High School Property of record in Book 4926, page 57, R.O.D.C., TN; thence leaving the margin of the said Road N 75 deg. 18' 07" W 2014.19' to a point at a 24" Ash tree; thence N 77 deg. 22' 59" W 241.56' to an existing concrete monument; thence N 86 deg. 29' 43" W 276.69' to a point at a tree; thence N 69 deg. 13' 15" W 335.89' to an existing iron pin; thence with the line of the Turner Todd property of record in Book 4672, page 446, R.O.D.C., TN; thence with Todds line N 25 deg. 14' 50" E 493.26' to an existing iron pin; thence N 24 deg. 45' 55" E 443.30' to an existing iron pin; thence leaving Todd and with the line of Joe S. Chandler property of record in Book 8334, page 466, R.O.D.C., TN S 75 deg. 17' 14" E 1365.72' to an existing Axle; thence S 75 deg. 53' 22" E 768.84' to an iron pin set this survey; thence leaving Chandler and with the line of James R. Lyons property of record in Book 4024, page 718, R.O.D.C., TN the following two calls: S 08 deg. 43' 03" W 431.14' to an iron pin set this survey; thence S 59 deg. 12' 01" E 564.89' to an iron pin found on the westerly margin of the said Lickton Pike; thence with the margin of the said Pike (25' westerly from the centerline) S 18 deg. 51' 43" W 195.24' to an iron pin set; thence with a curve to the right having a radius of 552.78' and a long chord of 122.75', said chord having a bearing of S 21 deg. 36' 59" W a distance along the curve of 123.00' to the point of beginning, containing 51.67 acres, more or less.

Being the same property conveyed to LaDonna J. Ramsey, James R. Lyons, Laura A. McCord and Marsha Rose Ferguson by deed from James Russell Lyons, Laura Ann Lyons McCord, Marsha Rose Ferguson, LaDonna Jean Ramsey and Judy Elaine Lyons of record in Instrument No. 20000922-0094263, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.