SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/17/02 13:11 5pgs
Fees:28.00 Taxes:925.00
20021017-0127756

(2)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me on this 15 day of October 2002.

Notary Public

My commission expires: _____

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

P.C.

This instrument was prepared by:

Russell J. McCann
Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
J. E. Stevenson, Trustee 4124 Franklin Road Nashville, TN 37204	same	135-163.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ladye Frank Sanders, Larry Ted Sanders, and Douglas E. Sanders**, (hereinafter collectively referred to as "Grantor"), have this day bargained and sold, and by these presents do transfer and convey unto J. E. Stevenson, Trustee, (hereinafter called the "Grantee"), his successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

Being a portion of the same property conveyed to Houston T. Ezell by Deed of Record in Book 6195, Page 304, Register's Office for Davidson County, Tennessee. A 1/4 undivided interest was conveyed to Larry Ted Sanders by Deed of record in Book 6389, Page 887. A 1/4 undivided interest was conveyed to Ladye Frank Sanders by Deed of record in Book 6380, page 890. A 1/4 undivided interest was conveyed to Douglas E. Sanders by Deed of record in Book 7017, page 70. Houston T. Ezell having since died and the remaining interest conveyed to Ladye Frank Sanders by Deed at instrument #200204160046756. Douglas E. Sanders conveyed his entire interest to Larry Ted Sanders by Deed of record as instrument # 20020416-0046755, and Larry Ted Sanders having conveyed the same interest back to Douglas E. Sanders by Deed of record as instrument #

20021017-0127755 Registers' Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Metropolitan Nashville property taxes a lien but not yet due and payable. The 2002 taxes have been prorated between the parties as of the date of this instrument and paid at closing.
2. Subject to a small family cemetery as described on the deed of record in Book 5176, page 485 Register's Office for said County.
3. Any and all matters of record.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantors 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 otherwise herein set out; Grantors do further covenant and bind themselves, their heirs,

successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF this document is executed this 15 day of October, 2002.

Larry Ted Sanders

Ladye Frank Sanders

Douglas E. Sanders

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ladye Frank Sanders**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2002.

My Commission Expires: 10/31/04

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry Ted Sanders**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2002.

My Commission Expires: 8/14/05

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Douglas E. Sanders**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2002.

My commission expires: 10/31/04

Notary Public

EXHIBIT A

Land in the Second Civil District of Davidson County, Tennessee, being on the north side of Smith Springs Road and being 44.45 acre tract according to a survey by Southern Land and Associates, Inc., date July 7, 1978, and more fully described as follows:

Beginning in the southeast corner of the land herein described and said corner being the southwest corner of property conveyed to Charles C. Brewer and wife, Evelyn M. Brewer by deed from Robert H. Rollins, Sr. and wife, Elese Rollins as of record in Deed Book 5701, Page 28, Register's Office for Davidson County, Tennessee; thence S 79° 09' 15" W 380.0 feet to an iron pin; thence continuing with the northerly margin of Smith Springs Road S 79° 00' 00" W 310 feet to an iron pin; thence S 86° 47' 50" W 95.39 feet to an iron pin; thence continuing also in the northerly margin of Smith Springs Road N 85°09' 22" W 418.00 feet to an iron pin; thence N 4° 20' 32" E 1591.94 feet to an iron pin; thence S 79° 53' 10" E 488.61 feet to an iron pin; thence S 87° 38' 18" E 96.65 feet to an iron pin; thence N 6° 48' 21" E 401.69 feet to an iron pin; thence S 84° 15' 14" E 553.98 feet to an iron pin which is also a 48 inch sweetgum; thence S 4° 04' 31" W 1697.71 feet to the point of beginning.

Being the same property conveyed to Houston T. Ezell, from Century III Apartments, A Tennessee Limited Partnership, by Deed of Record in Book 6195, page 304, Register's Office for Davidson County, Tennessee. A 1/4 undivided interest was conveyed to Larry Ted Sanders by deed of record in Book 6380, page 887. A 1/4 undivided interest was conveyed to Ladye Frank Sanders by deed of record in Book 6380, page 890. A 1/4 undivided interest was conveyed to Douglas E. Saners by deed of record in Book 7017, page 70. The said Houston T. Ezell has since died.

Included in this conveyance is the right, title and interest of the Grantors in the sewer easement granted by Century III Apartments, a limited partnership consisting of Charles C. Brewer, General Partner, W. D. Brewer, General Partner, and William Pinckley, General Partner, of record in Book 6195, page 304, RODC.

Included in the property description of this conveyance, but excluded therefrom is the following:

Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being further described as follows:

Beginning at a point on the existing north right-of-way line of Smith Springs Road and the common line of Sanders-Ezell and Grover N. Lesley, said point is 16' north of centerline survey station 12+87 and proceeding as follows:

1. Northwardly with the common line of Sanders-Ezell and Lesley 9' to the new north right-of-way line of Smith Springs Road, thence

2. Eastwardly with the new north right-of-way line 25' north of and parallel to the centerline and a 5,373.5' radius curve to the right 10.93', thence

3. S 80° 22' 05" E 142.09', thence

4. With a 1,225.84' radius curve to the left a distance of 501.78', thence

5. With a 3,777.37' radius curve to right a distance of 301.84', thence

6. N 80° 45' 26" E, 222' to a point on the common line of Sanders-Ezell and Jean Whitson, thence

7. Southwardly 10' to a point that is 15' north of centerline survey station 24+87 and on the existing north right-of-way line of Smith Springs Road, thence

8. Westwardly with the existing north right-of-way line of Smith Springs Road 1,190' to the point of beginning and containing 21,920 square feet or .50 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8244, page 850, Register's Office for Davidson County, Tennessee.

Also included in the property description of this conveyance, but excluded therefrom is the following:

Land in Davidson County, Tennessee, and described according to a survey made by James G. Snyder, RLS #1667, dated August 28, 2000, as follows:

Commencing at an existing iron rod located approximately 875 feet in an easterly direction from the intersection of Reynolds Road and Smith Springs Road at the southeast corner of the property of James T. Maddin et al, recorded in Deed Book 7595, page 177, in the Register's Office for Davidson County, Tennessee, as shown on property Map 135-00-0 162.00, and the southwest corner of the Houston T. Ezell et al, property recorded in Deed Book 6195, page 304, Deed Book 6380, page 887, Deed Book 6380, page 890, and Deed Book 7017, page 70, in the Register's Office for Davidson County, Tennessee, as shown on property Map 135-00-0 163. Said iron rod is also the southwest corner of an ingress/egress - overhead electric easement; Thence; south 82° 51' 20" East, a distance of 29.98 feet to a new iron rod in the northerly margin of Smith Springs Road. Smith Springs Road having a minimal of a 50 foot right-of-way and varies on the southerly right-of-way. Said iron rod is the Point of Beginning for the herein described portion of land.

Thence, North 09° 03' 23" East, a distance of 172.00 feet to a new iron rod in the easterly margin of the Ingress/Egress easement;

Thence, continuing with the easterly margin of the Ingress/Egress easement North 06°28' 00" East, a distance of 168.76 feet to a new iron rod in the southerly margin of a BellSouth Mobility, Inc. NAS UNA Cell Site;

Thence, South 82° 56' 24" East, a distance of 60.00 feet to a new iron rod at the southeast corner of the Cell Site;

Thence, with the easterly margin of the Cell Site North 07° 05' 36" East, a distance of 70.00 feet to a new iron rod at the northeasterly corner of the Cell Site.

Thence, with the northerly margin of the Cell Site North 82° 56' 24" West, a distance of 90.00 feet to an existing iron rod at the northwesterly corner of the Cell Site and a point in the easterly margin of the Donald Maddin et al property recorded in Deed Book 7595, page 177, in the Register's Office for Davidson County, Tennessee, as shown on the property Map 135-00-0 161;

Thence, continuing with the easterly boundary of the Maddin property North 07° 03' 37" East, a distance of 327.89 feet to a set rock at a fence corner, said point being the northeast corner of the Maddin property and the southeast corner of the Charles H. Merriwether and wife, Willie Mai S. Merriwether property as recorded in Deed Book 3226, page 443, in the Register's Office for Davidson County, Tennessee;

Thence, continuing with the Merriwether easterly boundary and a partial wire fence North 07° 19' 27" East, a distance of 1852.52 feet to a new iron rod being the northwest corner of the herein described property;

Thence leaving the Merriwether property with a new division line of the Houston Ezell et al property South 81° 02' 16" East, a distance of 484.68 feet to a new iron rod at the northeast corner of the herein described property;

Thence South 05° 51' 21" West, a distance of 878.16 feet to a new iron rod in the northerly margin of Smith Springs Road;

Thence, westerly with a curve to the right, through a central angel of 16° 15' 59" having a radius of 1225.81 feet, an arc of 348.01 feet along said curve, having a tangent length of 175.18 feet, and a chord length of 346.84 feet, having a chord direction of North 88° 46' 58" West to a new iron rod in the northerly margin of Smith Springs Road;

Thence, continuing with said margin of road North 80° 38' 59" West, a distance of 133.07 feet closing on the Point of Beginning; said portion of land contains 10.00 acres or 435601.69 square feet, more or less.

Included in the above description will be a Public Drainage and Utility Easement running parallel and the total length of the northerly margin of Smith Springs Road being 20 feet in width.

Included in the 10 acre lot will be a reserved portion of land for future right-of-way running parallel and the total length of the northerly margin of Smith Springs Road being 17 feet in width.

Being the same property conveyed to Averitt Properties, Inc. by Warranty Deed from Dr. Clifton L. Ganus, Jr., Lott R. Tucker, Jr. and Jim Bill McInteer, as Co-Executors of the Estate of Houston T. Ezell *and* Larry Ted Sanders, Douglas Ezell Sanders, and Ladye Frank Sanders of record at Instrument #2001 040400 32969, Register's Office for Davidson County, Tennessee.

Also included in the property description of this conveyance, but excluded therefrom is the following:

Beginning at an iron pin, said pin being North 7 deg. 46' 26" East, 339.93 feet from the "point of commencement" as shown on this survey, said pin also being in the easterly margin of the property conveyed to Donald Maddin of record in Deed Book 7595, page 177, of the Register's Office of Davidson County, Tennessee.

Thence, with Madin's easterly line, North 6 deg. 28' 00" East, 20.46 feet to an iron pin;

Thence, North 7 deg. 18' 18" East, 49.55 feet to an iron pin;

Thence, leaving Maddin's easterly property line, South 82 deg. 56' 24" East, 90.00 feet to an iron pin;

Thence, South 7 deg. 03' 36" West, 70.00 feet to an iron pin;

Thence, North 82 deg. 56" 24" West, 90.00 feet to the point of beginning, containing 6,307 square feet (0.1448 acres).

Also included is a 30' Wide Ingress/Egress Overhead Electric Easement having the following description:

Beginning at an iron pin, said pin being in the northerly margin of Smith Springs Road, said pin also being at the southeasterly corner of the property conveyed to James T. Maddin, of record in Deed Book 7595, page 177, of the Register's Office of Davidson County, Tennessee.

Thence, with Maddin's easterly property line, North 9 deg. 03' 23" Eat, 171.65 feet to an iron pin;

Thence, passing James T. Maddin's northeasterly corner, North 6 deg. 28' 00" East, 168.36 feet to an iron pin, said pin being in the easterly margin of the property conveyed to Donald Maddin, said pin also being at the southwesterly corner of Bellsouth Mobility's 70' x 90' tower site;

Thence, leaving Donald Maddin's easterly property line, with the southerly margin of said tower site, South 82 deg. 56' 24" East, 30.00 feet to an iron pin;

Thence, leaving said southerly margin of Bellsouth Mobility's tower site, South 6 deg. 28' 00" West, 168-76 feet to an iron pin;

Thence, South 9 deg. 03' 23" West, 171.90 feet to an iron pin, said pin being in the northerly margin of Smith Springs Road;

Thence with said margin of Smith Springs Road, along a curve to the left with a central angle of 1 deg. 58' 29" and a radius of 870.53 feet, a distance of 30.00 feet to the point of beginning, containing 10,207 square feet (0.2343 acres).

Being the same property retained by Ladye Frank Sanders and Larry Ted Sanders and Douglas E. Sanders by Memorandum of Lease of record in Book 9978, page 405, Register's Office for Davidson County, Tennessee.