STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,126.00

Affiant

Davidson County DEEDWARR
Recvd: 11/11/02 09:29 2pgs
Fees:13.00 Taxes:233.57
20021111-0138680

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES 1-22-06

CAROLYN BARKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Larry S. Brown and Nancy J. Brown
(NAME)

2143 Bracey Circle
(STREET ADDRESS OR ROUTE NUMBER)

Joelton, Tennessee 37080
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

The Bank of Nashville
(NAME)

401 Church Street
(STREET ADDRESS)

Nashville, TN 37219
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
8 p/o 8

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., a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry S. Brown and Nancy J. 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:

BOUNDARY LINE DESCRIPTION OF TRACT 6,OF THE CHESTER CHAMBERS, JR. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 1ST COUNCIL MANIC 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 NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; SOUTH 85 DEGREES 26 MINUTES 26 SECONDS EAST 610.76 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; SOUTH 04 DEGREES 33 MINUTES 34 SECONDS WEST 376.36 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND IN THE NORTHERLY LINE OF THE RANDY N. HASSE PROPERTY, THENCE; WITH HASSE NORTH LINE NORTH 82 DEGREES 12 MINUTES 14 SECONDS WEST 364.56 FEET TO A POST, THENCE; NORTH 83 DEGREES 30 MINUTES 46 SECONDS WEST 232.38 FEET TO AN IRON ROD (NEW), IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE; WITH SAID MARGIN OF SAID ROAD NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST 54.13 FEET TO A POINT, THENCE; NORTH 02 DEGREES 02 MINUTES 28 SECONDS EAST 155.23 FEET TO A POINT, THENCE; NORTH 02 DEGREES 55 MINUTES 33 SECONDS EAST 102.01 FEET TO A POINT, THENCE; NORTH 04 DEGREES 33 MINUTES 34 SECONDS EAST 37.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED CHESTER CHAMBERS, JR., BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20020718-0086376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 #6 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 26th 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., a single person, 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 26th day of August, 2002.

Commission expires 1-22-06

Notary Public

CAROLYN BARKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

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