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Prepared by: Return To:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/14/02 15:39 5pgs
Fees:28.00 Taxes:407.00
20021114-0141432

New Owner

William C. Sanders, Jr.
401 Ellen Drive
Goodlettsville, TN 37072

Send Tax Bills To:

Same as New Owner

Map/Parcel No.

Map 14
Parcel 133

WARRANTY DEED

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, **KAY WILSON CAMP, BILLY WAYNE BRACY, ROBERT D. HUBER, Successor Co-Trustees of The Estate of E. G. Bracy, Sr., Deceased, and KAY WILSON CAMP, BILLY WAYNE BRACY, ROBERT D. HUBER, KENNETH BRACY, PATRICIA GUILD, CHERYL LATHAN, MURIEL LEWIS, KAREN MITCHELL, SANDRA JONES, JEANNE THOMPSON, CELESTE TUTEN, BARBARA McALISTER, as all the trust beneficiaries and all of the heirs-at-law of E. G. Bracy, Sr., Deceased, as Individuals,** hereinafter collectively called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. SANDERS, JR., and wife, SHIRLEY B. SANDERS,** hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

A tract of land lying in the 14th Civil District of Davidson County, Tennessee, being a portion of the property described in Deed Book 3313, Page 405, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at an existing iron pin in the south margin of Interstate 24 and in the west margin of Harper Road; thence with the west margin of Harper Road South 04 degrees 03' 40" East 332.00' to an iron pin set; thence South 88 degrees 20' 42" East 15.73' to an iron pin set; thence South 01 degrees 39' 18" West 447.67' to an iron pin set; thence leaving the west margin of Harper Road and continuing with the north line of Walker (Book 4494, Page 254, Register's

Office for Davidson County, Tennessee) North 88 degrees 00' 00" West 1195.91' to an iron pin set; thence leaving Walker and continuing with the east line of Atkins (Book 9264, Page 286, Register's Office for Davidson County, Tennessee) North 06 degrees 32' 35" East 27.17' to an existing iron pin; thence leaving Atkins as continuing with the East line of Booker (Book 327, Page 222, Register's Office for Davidson County, Tennessee) North 06 degrees 18' 15" East 1356.67' to an existing highway monument; thence leaving Booker and continuing with the south margin of Interstate 24 South 57 degrees 53' 23" East 1200.44' to the point of beginning. Containing 28.03 acres more or less, according to Boundary Survey by Murray Wall & Company, P.C., Tennessee R.L.S. No. 1623, 6754 Old Hickory Boulevard, Whites Creek, Tennessee, 37189. File No. 1541-01, dated April 2, 2002.

Subject to all matters shown on survey dated April 2, 2002, prepared for Mrs. Mamie Armistead Bracy, Mrs. Carlene B. Huber and Mr. Ray Wilson as Trustees of the E. G. Bracy, Sr. Estate; prepared by W. Murray Wall, Registered Land Surveyor, License No. 1623, File No. 1541-01.

The Grantors hereby make oath that the above described property has never been the domicile of Grantors.

Mrs. Mamie Armistead Bracy, Mrs. Carlene B. Huber and Mr. Ray Wilson having since been removed as Trustees and Kay Wilson Camp, Billy Wayne Bracy and Robert D. Huber being appointed as Successor Co-Trustees, Probate Court for Davidson County, Tennessee, on the 21st day of January 1993, as of record in Instrument No. 20020416-0047010, Register's Office for Davidson County, Tennessee.

Kay Wilson Camp, Billy Wayne Bracy, Robert D. Huber, Kenneth Bracy, Patricia Guild, Cheryl Lathan, Muriel Lewis, Karen Mitchell, Sandra Jones, Jeanne Thompson, Celeste Tuten, Barbara McAllister, being all the heirs at law of the Estate of E. G. Bracy, Sr. and all the trust beneficiaries of the Testamentary Trust of E. G. Bracy, Sr. who now join in this conveyance and subscribe their names hereto.

Kay W. Camp now executes this instrument on behalf of the following individuals by Power of Attorney as follows: Kenneth Bracy, Instrument No. 20020802-0092854; Patricia Guild, Instrument No. 20020802-0092855; Cheryl Lathan, Instrument No. 20020802-0092856; Muriel Lewis, Instrument No. 20020802-0092857; Karen Mitchell, Instrument No. 20020802-0092858; Sandra Jones, Instrument No. 20020802-0092859; Jeanne Thompson, Instrument No. 20020802-0092860; Celeste Tuten, Instrument No. 20020802-0092861; and Barbara McAlister, Instrument No. 20020802-0092862, all of record in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Mrs. Mamie Armistead Bracy, Mrs. Carlene B. Huber and Mr. Ray Wilson Trustees for the Testamentary Trust of E. G. Bracy, Sr. of record in Book 3313, Page 405, Register's Office for Davidson County, Tennessee; from the Estate of E. G. Bracy, Sr., Mamie Armistead Bracy, Mrs. Carlene B. Huber and Mr. Ray Wilson as Executors, Will Book 72, Page 16, Probate Docket No. 39719, Probate Court for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS:
Tract 2, Harper Road
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. 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 hands this 5th day of November, 2002.

Kay Wilson Camp, Co-Tr
Kay Wilson Camp, Co-Trustee

Billy Wayne Bracy Co. Tr.
Billy Wayne Bracy, Co-Trustee

Robert D. Huber Co-Tr.
Robert D. Huber, Co-Trustee

Kay Wilson Camp
Kay Wilson Camp, Individually

Billy Wayne Bracy
Billy Wayne Bracy, Individually

Robert D. Huber
Robert D. Huber, Individually

Kenneth Bracy
Kenneth Bracy, Individually

Patricia Guild
Patricia Guild, Individually

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

Cheryl Lathan
Cheryl Lathan, Individually

Muriel Lewis
Muriel Lewis, Individually

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

Karen Mitchell
Karen Mitchell, Individually

Sandra Jones
Sandra Jones, Individually

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

Jeanne Thompson
Jeanne Thompson, Individually

Celeste Tuten
Celeste Tuten, Individually

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

Barbara McAlister
Barbara McAlister, Individually

By: Kay W. Camp POA
Kay W. Camp, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAY WILSON CAMP & BILLY WAYNE BRACY, Co-Trustees of the Estate of E. G. Bracy, Sr., Deceased**, 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 official seal at Goodlettsville, Tennessee, this 5th day of November, 2002.

Notary Public

My Commission Expires:
10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 **KAY WILSON CAMP & BILLY WAYNE BRACY,** 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 official seal at Goodlettsville, Tennessee, this 5th day of November, 2002.

Notary Public

My Commission Expires: 10/26/05

BORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KAY W. CAMP** to me known to be the person who executed the foregoing instrument on behalf of **KENNETH BRACY, PATRICIA GUILD, CHERYL LATHAN, MURIEL LEWIS, KAREN MITCHELL, SANDRA JONES, JEANNE THOMPSON, CELESTE TUTEN, and BARBARA McALISTER,** and acknowledged that she executed the same as the free act and deed of the said **KENNETH BRACY, PATRICIA GUILD, CHERYL LATHAN, MURIEL LEWIS, KAREN MITCHELL, SANDRA JONES, JEANNE THOMPSON, CELESTE TUTEN, and BARBARA McALISTER.**

Witness my hand and seal at Goodlettsville, Tennessee, this 5th day of November, 2002.

Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

CITY OF VANCOUVER)

PROVINCE OF BRITISH) COLUMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT D. HUBER, Co-Trustee of the Estate of E. G. Bracy, Sr., Deceased,*** 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.

*** and Robert D. Huber, Individually**

WITNESS my hand and official seal at VANCOUVER BC, Canada, this 12th day of November, 2002.

Notary Public

My Commission Expires:
UNLIMITED IN DURATION

KARL **W. STAHL**
Barrister & Solicitor
#500 - 220 **Cambie Street**
Vancouver, BC **V6B 2M9**
604-684-**6377**

CITY OF VANCOUVER)

PROVINCE OF ~~BRITISH COLUMBIA~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County ~~and~~ State, the within named **ROBERT D. HUBER,** the bargainor, with whom I ~~am personally~~ acquainted, or proved to me on the basis of satisfactory evidence, and ~~who acknowledged~~ that he executed the within instrument for the purposes therein ~~contained.~~

~~Witness~~ my hand and official seal at VANCOUVER BC, Canada, this 12th day ~~of November~~, 2002.

CITY OF VANCOUVER

PROVINCE OF BRITISH COLUMBIA

~~STATE OF TENNESSEE~~)
~~COUNTY OF DAVIDSON~~)

The actual consideration for this transfer, is **$110,000.00.**

Robert D. Huber
Affiant

SWORN to and subscribed before me,
this 5th day of November, 2002.

Notary Public
MY COMMISSION EXPIRES: UNLIMITED IN DURATION

KARL **W. STAHL**
Barrister & Solicitor
#500 - 220 **Cambie Street**
Vancouver, BC **V6B 2M9**
604-684-**6377**