WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 75,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 25th day of NOVEMBER, 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 11/25/02 15:18 2pgs
Fees:13.00 Taxes:277.50

20021125-0146171

This space for Register of Deeds

All this instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02090014

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Stephen K. Felts,	New Owner	87 / 47.04
6317 N. New Hope Road		87 / 47.05
Hermitage, TN 37076		87 / 188.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Stephen K. Felts, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Michael T. McCormick**, un-married the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey all my right title and interest unto:

Stephen K. Felts, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:
Land in the 12th Councilmanic District of Davidson County, Tennessee, Being the remainder of Tract No. 1 of the Michael T. McCormick Property as recorded in Deed Book 7618, page 868, and described as follows: Beginning at an iron rod at a point being 362.30 feet from the center line of Old New Hope Road, said point being the southeast corner of Tract No. 2 of the Michael T. McCormick property as recorded in Deed Book 7618, page 868; thence North 1 degree 27 minutes East a distance of 337.0 feet to an iron rod, said point being the northeast corner of the John D. McCormick property as recorded in Deed Book 3642, page 593; thence South 87 degrees 08 minutes West a distance of 202.7 feet; thence North 2 degrees 30 minutes East a distance of 143.2 feet; thence South 83 degrees 15 minutes East a distance of 556.2 feet; thence South 3 degrees 15 seconds West a distance of 392.5 feet; thence South 88 degrees 38 minutes West a distance of 362.4 feet to the point of beginning and containing 3.7 acres, more or less, According to survey of John D. McCormick RLS #674 dated 11-6-2002.

Tract No. 2:
A tract of land in the 12th Councilmanicl District of said County, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated August 30, 1963, revised September 21, 1963, as follows:

Beginning at a point in the center of old New Hope Road at the northwest corner of the property being heretofore conveyed to Karen Goins as recorded in Book 8558, page 713, said point being north 4 degrees, 43 minutes east 150 feet from the northwest corner of the property conveyed to Samuel Edwards, by Deed of record in Book 7156, page 642, said Register's Office; thence leaving said Road and along Karen Goins northerly line north 89 degrees, 13 minutes east 362.30 feet to a point; thence north 1 degree 27 minutes east 157 feet to a point; thence south 87 degrees 08 minutes west 355.15 feet to a point in the center of an old road; thence with the center of the same south 02 degrees 30 minutes west 143.7 feet to the point of beginning, and containing 1.23 acres, more or less.

Being all the same property conveyed to Michael T. McCormick and wife, Katina K. McCormick by Warranty Deed of record in Book 5269, page 226, Register's Office for Davidson County, Tennessee. Subsequently Katina Kaye McCormick having conveyed all her interest in and to said porperty to Michael T. McCormick by Quitclaim Deed of record in Book 76618, page 868, Register's Office for Davidson County, Tennessee.

Tract No. 3:
Being a small triangular parcel of land on the westerly side of the Michael T. McCormick property as recorded in Deed Book 5269, page 226 and 227, Register's Office for Davidson County, Tennessee, and being between the said Michael T. McCormick property and the New No, New Hope Road situtated in the 13th Councilmanic District of Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly margin of No. New Hope Road and being in the center line of Old New Hope Road and being the southwest corner of the Michael T.

McCormick property as recorded in Deed Book 5269, pages 226 and 227, Register's Office for Davidson County, Tennessee, thence along the center line of Old New Hope Road in a northerly direction North 2 degrees 30 minutes East a distance of 133.7 feet; thence South 87 degrees 08 minutes West a distance of 13.5 feet to a point in the easterly margin of No. New Hope Road; thence along the easterly margin of No. New Hope Road along a curve to the right a distance of approximately 134 feet to the point of beginning and containing 900 sq. feet, more or less.

Being the southerly part of John D. McCormick and wife, property as recorded in Deed Book 5263, page 781, said Register's Office.

Being the same property conveyed to Michael T. McCormick by Deed of record in Book 11079, page 222, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
Easements of record in Book 11079, page 222, Book 5456, page 554, and Book 5456, page 563, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6237 N. New Hope Road, Hermitage, TN. 37076.

Witness our hands this 19 day of NOVEMBER, 2002.

Michael T. McCormick

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Michael T. McCormick and 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 at Hermitage, Tennessee this 19th day of NOVEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Michael T. McCormick

To: Stephen K. Felts

Property:
6237 N. New Hope Road
Hermitage, TN. 37076

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
(615) 256-5003