This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
W. E. Stephens, Jr., Trustee
C/O Sue Pittman
Trust Department
SunTrust Bank
Nashville, TN 37219

SEND TAX BILL TO:
Owner

MAP **169**
GROUP
PARCEL **58.00**

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 01/23/03 08:46 4pgs
Fees:23.00 Taxes:1498.50
20030123-0009492

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Money, Inc., a Tennessee corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **W.E. Stephens, Jr., Trustee of Stephens Christian Trust**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, including but not limited to an easement in favor of adjoining property owners for access, ingress, and egress, to and from their property via the existing gravel driveway across the subject property as set forth in a Deed of record in Book 6503, page 161, Register's Office for Davidson County, Tennessee; provided however that Grantor hereby quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to said easement as presently exists for access, ingress, and egress, to the subject property via the existing gravel driveway across the said adjoining properties.

This conveyance is further made subject to real property taxes for 2003, which have been prorated between Grantor and Grantee and hereby assumed by Grantee.

This is unimproved property known as 8423 Highway 100, Nashville, Tennessee 37221.

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,its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this the 20th day of January, 2003.

Music City Money, Inc.

By: Thomas E. Ervin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Thomas E. Ervin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be of **Music City Money, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 20th day of January, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

Exhibit A

Being a tract or parcel of land located in the Ninth Civil District of Nashville, Davidson County, Tennessee, said tract being further described as follows:

BEGINNING at a point in the southerly right-of-way line of State Route 100, said point being located S 59°17'56" W, 374.67 feet from the northeasterly corner of property conveyed to Lillian M. Stephens by deed of record in book 1258, page 325, R.O.D.C., and being the northeasterly corner of the herein describe tract,

THENCE, with the westerly line of said Stephens property S 3°30'00" W, 902.07 feet to an existing iron pin,

THENCE, leaving said westerly line with the northerly line of property conveyed to Herman T. Claxton by deed of record in book 5659, page 920, R.O.D.C. N 86°00'26" W, 782.79 feet to an existing iron pin,

THENCE, leaving said northerly line with the westerly line of said Claxton property S 4°45'00" W. 340.63 feet to an existing concrete monument,

THENCE, with the westerly line of property conveyed to Steven L. Pitts by deed of record in book 9667, page 696, R.O.D.C. S 7°16'10" W, 208.01 feet to an old planted stone,

THENCE, leaving said westerly lines with the easterly right-of-way line of the Natchez Trace Parkway the following calls:

N 39°03'30" W, 487.66 feet to an existing iron pin,
N 16°24'24" W, 209.54 feet to an existing iron pin,

THENCE, leaving said easterly right-of-way line with the southerly line of property conveyed to Jerry A. Smith by deed of record in book 4261, page 55, R.O.D.C., S 87°12'46" E, 205.10 feet to an existing iron pin,

THENCE, leaving said southerly line with the easterly line of said Smith property N 4°27'11" E, 388.48 feet to an existing iron pin,

THENCE, leaving said line with the easterly line of property conveyed to D. E. Ryan N 7°40'20" W, 76.00 feet to an existing iron pin,

THENCE, leaving said easterly line with the southerly line of said Ryan property N 79°22'11" E, 185.50 feet to an existing iron pin,

THENCE, leaving said southerly line with the easterly line of said Ryan property N 3°20'06" E, 108.20 feet to an existing iron pin,

THENCE, leaving said easterly line with the southerly right-of-way line of State Route 100 N 76°20'06" E, 16.50 feet to an existing iron pin,

THENCE, leaving said southerly right-of-way line with the westerly line of property conveyed to Mildred C. Brown by instrument of record in book 8091, page 643, R.O.D.C. S 3°20'06" W, 81.50 feet to an iron rod,

THENCE, leaving said westerly line with the southerly line of Brown N 76°20'06" E, 148.50 feet to an iron stake,

THENCE, leaving said southerly line with the easterly line of Brown N 3°20'06" E, 81.50 feet to an existing iron pin,

THENCE, leaving said easterly line with the southerly right-of-way line of State Route 100 N 77°06'49" E, 496.99 feet to an existing iron pin,

THENCE, continuing with said southerly right-of-way line and a curve to the left 209.94 feet, said curve having a central angle of 8°35'30", a radius of 1,400.00 feet, and a chord of N 71°17'11" E, 209.74 feet to an existing concrete monument and the point of beginning.

Containing 836,286 square feet or 19.198 acres, the same more or less.

Being the same property conveyed to Music City Money, Inc., by deed from Margaret Major, Executrix of the Estate of C. W. Major, deceased, and Rena Shaub, Herman Major, James Crockett, Ann Sanders, and Barbara Walden, all of whom are the beneficiaries under the Last Will and Testament of the said C. W. Major, deceased, and Marilyn Braswell Hestle, the widow of Janes T. Hestle, Jr. and sole beneficiary under the Last Will and Testament of James Thomas Hestle, Jr., deceased, who was also a beneficiary under the Last Will and Testament of C. W. Major, deceased, but has since died, of record in Book 10410, Page 931, Register's Office for Davidson County, Tennessee.