THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 5-14-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick Douglas Thurley (NAME)	Thomas D. Wetzel & J. Denise (NAME)	MAP 114
7664 & 7668 Old Charlotte Pike (ADDRESS)	8319 Alamo Road (ADDRESS)	PARCELS 314 & 315
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas D. Wetzel and wife, J. Denise Wetzel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick Douglas Thurley and wife, Dawn Janene Thurley

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:

SEE ATTACHED EXHIBIT A - legal description

BEING the same property conveyed to Thomas D. Wetzel and wife, J. Denise Wetzel by deed from Edith Spence, a widow, of record in Book 9594, page 367, Register's Office for Davidson County, Tennessee and further conveyed to Thomas D. Wetzel and wife, J. Denise Wetzel by Quitclaim Deed from I. Dyke Tatum, Trustee, of record in Book 9628, page 513, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/27/03 15:50 4pgs
Fees:23.00 Taxes:740.00
20030127-0011193

This is improved (X) property, known as 7664 & 7668 Old Charlotte Pike, Nashville, TN 37209 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 22nd day of January, 2003

Thomas D. Wetzel

J. Denise Wetzel

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 Thomas D. Wetzel and wife, J. Denise Wetzel

the bargainor s, 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 Nashville, Tennessee, this 22nd day of January, 2003.

Commission expires 5-4-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 114, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY A 5 ACRE SPENCE TRACT ON THE SOUTH, SPENCE AND HAZEL DERRYBERRY AND WILLIAM SULLIVAN ON THE WEST; WILLIAM SULLIVAN ON THE NORTH; AND ALTON FISK ON THE EAST, AND LYING OFF THE NORTH SIDE OF OLD CHARLOTTE PIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP SET AT A ROCK WALL ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE PIKE), AND SAID CAP BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY (REF. DEED BOOK 3279 PAGE 575, R.O.D.C.); THENCE LEAVING SAID ROAD AND WITH THE CENTER OF THE ROCK WALL, RUNNING WITH DERRYBERRY'S EAST LINE, N 04 deg. 42 min. 54 sec. E 102.98 ft. TO AN IRON PIN SET AT THE END OF THE ROCK WALL AT A FENCE CORNER; THENCE CONTINUING WITH DERRYBERRY AND THE FENCE FOR THE FOLLOWING 5 CALLS:

N 39 deg. 10 min. 06 sec. E 109.85 ft. TO AN IRON PIN SET; N 16 deg. 23 min. 16 sec. E 111.15 ft. TO AN IRON PIN SET; N 05 deg. 19 min. 06 sec. W 150.33 ft. TO AN IRON PIN SET; N 01 deg. 31 min. 05 sec. E 89.40 ft. TO AN IRON PIN SET; N 15 deg. 22 min. 41 sec. W 147.70 ft. TO AN IRON PIN SET; THENCE LEAVING DERRYBERRY AND THE FENCE, S 57 deg. 51 min. 02 sec. E 48.43 ft. TO AN IRON PIN SET IN THE CENTER OF A GRAVEL DRIVEWAY, SAID PIN BEING LOCATED IN THE NORTH LINE OF A 5 ACRE SPENCE TRACT, AND SAID PIN BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THIS TRUE POINT OF BEGINNING AND THE DRIVEWAY, AND CLIMBING THE HILL WITH 2 NEW LINES, N 32 deg. 51 min. 49 sec. W 536.04 ft. TO AN IRON PIN SET, AND N 12 deg. 29 min. 34 sec. W 325.32 ft. TO AN IRON PIN SET IN HAZEL DERRYBERRY'S EAST FENCE LINE; THENCE RUNNING WITH DERRYBERRY AND THE ANCIENT FENCE FOR THE FOLLOWING 3 CALLS:

N 12 deg. 18 min. 30 sec. E 523.32 ft. TO AN IRON PIN SET; N 09 deg. 06 min. 36 sec. E 194.58 ft. TO AN IRON PIN SET; AND N 09 deg. 25 min. 20 sec. E 524.94 ft. TO AN IRON PIN SET AT AN 18 in. WHITE OAK ON TOP OF A RIDGE, SAID PIN BEING A COMMON CORNER BETWEEN DERRYBERRY AND WILLIAM F. SULLIVAN (REF. DEED BOOK 2345 PAGE 251, R.O.D.C.); THENCE LEAVING DERRYDERRY AND RUNNING WITH SULLIVAN AND THE FENCE FOR THE FOLLOWING 8 CALLS:

N 09 deg. 33 min. 03 sec. E 395.18 ft. TO AN IRON PIN SET; N 04 deg. 47 min. 32 sec. E 225.63 ft. TO AN IRON PIN SET; N 07 deg. 04 min. 37 sec. E 245.01 ft. TO AN IRON PIN SET AT A 24 in. MAPLE FENCE CORNER; N 84 deg. 37 min. 42 sec. E 331.10 ft. TO AN IRON PIN SET; S 73 deg. 31 min. 18 sec. E 136.89 ft. TO AN IRON PIN SET AT A 24 in. RED OAK; S 70 deg. 56 min. 26 sec. E 115.09 ft. TO AN IRON PIN SET; S 76 deg. 31 min. 12 sec. E 181.05 ft. TO AN IRON PIN SET AT A WOOD POST; N 68 deg. 31 min. 41 sec. E 26.14 ft. TO AN IRON PIN SET AT A 40 in. BLAZED BEECH, SAID PIN BEING THE COMMON CORNER BETWEEN RONALD WATSON FULLER (REF. DEED BOOK 4812 PAGE 93, R.O.D.C.) AND ALTON LEE FISK (REF. DEED BOOK 4918 PAGE 990, R.O.D.C.);

CONTINUED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THENCE LEAVING SULLIVAN AND WITH FISK'S NEST LINE, RUNNING GENERALLY WITH THE REMNANTS OF AN ANCIENT FENCE, FOR THE FOLLOWING 7 CALLS: S 10 deg. 09 min. 36 sec. W 367.76 ft. TO AN IRON PIN SET ON TOP OF A RIDGE WITH A 15 in. BLAZED HICKORY POINTER; S 07 deg. 56 min. 49 sec. W 487.15 ft. TO AN IRON PIN SET AT AN 8 in. HICKORY ON THE SOUTH SIDE OF, AND ABOVE, A HOLLOW; S 09 deg. 18 min. 50 sec. W 361.78 ft. TO AN IRON PIN SET AT A 4 in. HICKORY; S 08 deg. 01 min. 30 sec. W, PASSING THE CENTER OF A RIDGE AT APPROXIMATELY 300 ft., IN ALL 402.79 ft. TO AN IRON PIN SET; S 08 deg. 36 min. 17 sec. W 214.40 ft. TO AN IRON PIN SET AT A 6 in. RED OAK STUMP; S 07 deg. 44 min. 40 sec. W 201.13 ft. TO AN IRON PIN SET; S 08 deg. 40 min. 47 sec. W 246.27 ft. TO AN IRON PIN SET AT THE NORTHEAST CORNER OF THE AFOREMENTIONED 5 ACRE SPENCE TRACT; THENCE LEAVING FISK AND WITH 2 NEW LINES, S 53 deg. 33 min. 39 sec. W 408.17 ft. TO AN IRON PIN SET SOUTH OF A STORAGE BARN; THENCE N 80 deg. 05 min. 22 sec. W 50.00 ft. TO THE TRUE POINT OF BEGINNING, CONTAINING 46.22 ACRES, MORE OR LESS, AND BEING THE REMAINDER OF THE JOHN M. SPENCE PROPERTY DESCRIBED IN DEED BOOK 1536 PAGE 451; AND BEING THE REMAINDER OF THE EDITH SPENCE PROPERTY DESCRIBED IN DEED BOOK 5120 PAGE 766, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 2/3/95 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 25 ft. ELECTRIC EASEMENT, LOCATED NEAR ITS SOUTH SIDE, WHICH EASEMENT SERVES THE NASHVILLE ELECTRIC SERVICE.

E A S E M E N T

INCLUDED WITH THE ABOVE-DESCRIBED TRACT IS A 12 ft. INGRESS-EGRESS AND UTILITY EASEMENT WHICH RUNS FROM OLD CHARLOTTE PIKE, THROUGH THE CENTER OF THE ADJOINING 5 ACRE SPENCE TRACT LYING TO THE SOUTH, TO THE SOUTH SIDE OF THE ABOVE-DESCRIBED TRACT, WHICH EASEMENT CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE ROAD), SAID CAP BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY; THENCE LEAVING DERRYBERRY AND WITH A CHORD OF THE ROAD, S 84 deg. 43 min. 05 sec. E 15.96 ft. TO POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN-DESCRIBED EASEMENT;

THENCE LEAVING OLD CHARLOTTE PIKE AND WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 10 CALLS: N 00 deg. 12 min. 39 sec. W 84.07 ft. TO A POINT; N 28 deg. 40 min. 23 sec. E 39.43 ft. TO A POINT; N 47 deg. 40 min. 42 sec. E 101.35 ft. TO A POINT; N 31 deg. 35 min. 02 sec. E 49.07 ft. TO A POINT; N 11 deg. 06 min. 35 sec. E 45.09 ft. TO A POINT; N 00 deg. 24 min. 00 sec. E 54.44 ft. TO A POINT; N 07 deg. 37 min. 40 sec. W 121.27 ft. TO A POINT; N 05 deg. 32 min. 39 sec. W 79.42 ft. TO A POINT; N 06 deg. 06 min. 55 sec. W 80.91 ft. TO A POINT; AND N 07 deg. 03 min. 32 sec. W 53.61 ft. TO AN IRON PIN SET IN THE CENTER OF A GRAVEL DRIVEWAY.