THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 14648A

FILE BOX 45

MAP/GROUP/PARCEL:
044-05-0/057.00 & 096.00

NEW OWNER'S NAME AND ADDRESS:
KIM LOCKE AND STEVE BREWSTER
1148 Inneswood
Gallatin, TN. 37066

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/05/03 15:09 3pgs
Fees:18.00 Taxes:647.50
20030205-0016082

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JERRY G. WARREN, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto STEVEN R. BREWSTER, AND KIM W. LOCKE, BOTH MARRIED, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO

The subject property is commonly known as 401 SWINGING BRIDGE ROAD, Old Hickory, TN 37138.

BEING the same property conveyed to Grantors herein by deed of record in Book 7776, Page 708, Register's Office for DAVIDSON County, Tennessee.

Grantor nor any member of his family have ever resided on subject property. Property is investment property only.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JERRY G. WARREN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JERRY G. WARREN, A MARRIED MAN, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $175,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

FILE BOX 45

EXHIBIT A - LEGAL DESCRIPTION

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 30, 1982 and known as Job No. 82-045 as follows:

Beginning at an iron pin set on the southeasterly margin of Hillman Place, at the intersection of the westerly margin of Swinging Bridge Road; thence with the margin of the said Swinging Bridge Road South 48 degrees 34' 38" East 481.17 feet to an iron pin set at the intersection of the northwesterly margin of Ensley Avenue South 36 degrees 44' 47" West 75.98 feet to an iron pin on the northeasterly margin of the L & N Railroad; thence leaving the margin of said Railroad right of way (10' from the centerline) North 48 degrees 35' 00" West 484.63 feet to an iron pin set on the southeasterly margin of the aforesaid Hillman Place; thence with the margin of the said Hillman Place North 39 degrees 21' 07" East 75.84 feet to the point of beginning, containing 0.84 acres, more or less.

INCLUDED, BUT SPECIFICALLY EXCLUDED is a portion of the property which was sold away for the Right-of-Way of record in Book 4019, Page 631, said Register's Office.