Name and Address of New Owner:

Rod Brown et ux.
437 E. Kingston Springs
Pegram, TN 37143

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $100,000.00

Affiant
Subscribed and sworn to before me on 01/15/03.

Notary Public

My Commission Expires:_____

Map & Parcel No.
141. 117

NOTARY PUBLIC
LASHELLE LOVE
RUTHERFORD

MY COMMISSION EXPIRES:
AUGUST 25, 2003

Davidson County DEEDWARR
Recvd: 02/21/03 09:06 2pgs
Fees:13.00 Taxes:370.00
20030221-0022986

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantees named herein, the receipt of which is hereby acknowledged, James Knight (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Rod Brown and wife, Brenda M. Brown (herein called "Grantees"), the real property situated in Davidson, State of Tennessee, described as follows:

Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, page 674, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 25 minutes, 54 seconds West 3966.54 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 23 degrees, 54 minutes, 13 seconds West 82.39 feet to the point of curvature, thence on a curve to the left having a radius of 889.38 feet, a delta angle of 06 degrees, 31 minutes, 22 seconds, a length of 101.25 feet, a tangent of 50.68 feet, a chord bearing and distance of North 27 degrees, 09 minutes, 55 seconds West 101.20 feet to an iron rod set, thence leaving the road North 29 degrees, 08 minutes, 15 seconds East 496.55 feet to an iron rod set, thence North 87 degrees, 13 minutes, 48 seconds East 642.30 feet to an iron rod set, thence South 67 degrees, 03 minutes 35 seconds East 733.99 feet to an iron rod set, thence 67 degrees, 03 minutes, 35 seconds East 67.95 feet to a point in the Harpeth River, thence up the river South 7 degrees, 01 minutes, 55 seconds West 172.18 feet to a point, thence leaving the waters of the Harpeth River North 66 degrees, 58 minutes, 40 seconds West 45.68 feet to an iron rod set, thence North 66 degrees, 58 minutes, 40 seconds West 684.48 feet to an iron rod set, thence South 87 degrees 12 minutes, 57

seconds West 625.96 feet to an iron rod set, thence South 29 degrees, 08 minutes, 01 seconds West 459.99 feet to the point of beginning, containing 7.452 acres, more or less, and being described as Tract Eleven on a survey by Michael G. Abernathy, drawing No.1402015N.

Being the same property conveyed to James Knight, by deed, from Jerry W. Harris and wife, Henrietta Harris, and Maurice Tidwell and wife, Donna Tidwell, dated July 15, 1998, of record in Book 11022, page 958, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the previous description of record.

This is unimproved property located at McCrory Lane, Nashville, TN 37221

The property herein described in this instrument is not the usual place of residence of the Grantor or his spouse and is held by the Grantor solely as investment property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for unpaid real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 01/15/03.

James Knight

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 James Knight, the barginor, 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.

In witness whereof, I have hereunto set my hand and seal this 01/15/03

WITNESS my hand and official seal at Brentwood Tennessee, this 01/15/03

Notary Public

My commission expires: _____

NOTARY PUBLIC AT LARGE

MY C... EXPIRES: AUGUST ... 05