PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL
38 - 13

Thomas E. Walker and wife
Diane B. Walker
2037 Edgar Dillard Road
Greenbrier, TN 37073

SAME

Davidson County DEEDWARR
Recvd: 04/09/03 12:31 2pgs
Fees:13.00 Taxes:370.00
20030409-0047297

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED THOUSAND DOLLARS ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **DIANE R. SANDERS,** GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **THOMAS E. WALKER and wife DIANE B. WALKER,** GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

Being land lying in the 14th Civil District of Davidson County, Tennessee, and more specifically described as follows:

Beginning at a point in the southerly margin of Little Marrowbone Road, said point being G.P. West's northwesterly corner; thence with the line of said G.P. West for the next nine calls as follows: South 23 degrees 30 minutes, West 170.0 feet South 2 degrees 00 minutes East 99.0 feet, South 27 degrees 00 minutes East 185.0 feet, South 22 degrees East 120.0 feet South 15 degrees 00 minutes East 114.0 feet, South 11 degrees 00 minutes East 492.0 feet south 66 degrees 30 minutes East 157.0 feet south 18 degrees 00 minutes East 441.0 feet South 65 degrees 00 minutes West 137.0 feet, thence North 43 degrees 15 minutes West 245.0 feet; thence South 10 degrees 00 minutes West 858.0 feet; thence South 16 degrees 00 minutes West 561.0 feet; thence South 79 degrees 00 minutes West 538.0 feet; thence North 30 degrees 00 minutes West 287.1 feet; thence with the line of Hubert Earl Allen for the next twelve calls as follows: North 40 degrees 00 minutes East 269.3 feet North 30 degrees 00 minutes East 184.3 feet, North 24 degrees 00 minutes East 146.0 feet, North 14 degrees 30 minutes East 337.0 feet, North 24 degrees 00 minutes East 162.0 feet, North 20 degrees 00 minutes East 198.0 feet, North 35 degrees 00 minutes East 594.0 feet to a point in the center of Spicewood Branch, following Spicewood Branch and continuing with Hubert Earl Allen line North 10 degrees 30 minutes West 379.0 feet, North 24 degrees 30 minutes West 277.0 feet, North 69 degrees 00 minutes West 126.0 feet, North 45 degrees 15 minutes West 281.0 feet, North 14 degrees 30 minutes West crossing Little Marrowbone Creek 44.5 feet to a point in the southerly margin of Little Marrowbone Road; thence with said road margin North 85 degrees 00 minutes East 327.00 feet and North 72 degrees 30 minutes East 165.0 feet to the beginning, containing 27.5 acres more or less.

Being the same property conveyed to Diane R. Sanders by Deed of Trust of record at Instrument No. 200001190006071, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 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. And 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 11 day of June, 2002.

Diane R Sanders

DIANE R. SANDERS

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANE R. SANDERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 11th day of June, 2002.

Emily Knight

NOTARY PUBLIC

My Commission Expires: Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas E Walker

AFFIANT

Sworn to and subscribed before me this the 11th day of June, 2002.

Emily Knight

NOTARY PUBLIC

My Commission Expires: Oct. 25, 2003