THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles W. Brown 2726 Lights Chapel Road Greenbrier, TN 37073	Same	Map 7 Parcel 39

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Darrel Lyle, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles W. Brown, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows:

Beginning at a point in the southerly margin of U. S. Highway No. 41 at the corner of Lots No. 1 and 2; thence with the line between said lots South 37 deg. West 250 feet to a point; thence, South 53 deg. 15' East 150 feet to a corner of Lot No. 3; thence with the line between Lots No. 2 and 3 North 37 deg. East 250 feet to the south margin of U. S. Highway No. 41; thence, with the margin of the same North 53 deg. 15' West 150 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C-2866, Circuit Court for Davidson County, Tennessee' to-wit:

Beginning at a point on the northeast corner of the Henry C. Woodard, et ux property, said point being on the present southwest right of way line of SR 11 on Project 19032-227004; thence, South 40 deg. 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right-of-way of SR 11 being 50 feet left at paper located station 179+84.02; thence North 47 deg. 44' 18" West 146.79 feet along said proposed right-of-way to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest right-of-way line of SR 11 ro the point of beginning and containing 120 square feet.

Being the same property conveyed to Darrel Lyle by deed from Commercial Services Builders, Inc., of record in Instrument No. 20021230-0161597,

Davidson County DEEDWARR
Recvd: 04/10/03 11:58 3pgs
Fees:18.00 Taxes:370.00
20030410-0047724

Register's Office for said County.

The above description was taken directly from the deed of record as Instrument No. 20021230-0161597, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1564 Springfield Highway, Goodlettsville, Tennessee 37072.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 10 day of April, 2002.

DARREL LYLE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darrel Lyle, the within named bargainer, 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.

Witness my hand and official seal at Franklin, Tennessee this 10th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 9/19/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me this 10th day of April, 2003.

Notary Public

My Commission Expires: 9/19/04.

THE PREPARER OF THIS DEED MAKE NO REPRESENTATIONS AS TO THE TITLE OF THE PROPERTY HEREIN DESCRIBED OR TO THE ACCURACY OF THE DESCRIPTION