WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/03 10:32 3pgs
Fees:18.00 Taxes:185.00
20030411-0048431

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. McPherson (NAME)	Same As New Owner (NAME)	MAP 008-00-0
3858 Baxter Road (ADDRESS)	(ADDRESS)	PARCEL 209.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(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, The Alvin R. Hawkins Family Partnership, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. McPherson and wife, Angela C. McPherson

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:

LAND in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, dated August 12, 1994 and revised October 14, 2002, as follows:

Beginning at an iron pin in the northerly margin of Baxter Road, said point being the southwesterly corner of the Brenda Apple and Theresa Bradford property, as of record in Deed Book 9683, page 616, and the southeasterly corner of the herein described tract, thence with said margin North 68 deg. 18' 35" West 120.00 feet to an iron pin, said point being the southeasterly corner of a 6.00 acres tract (Parcel 208, Map 8-Tract #3), conveyedt o Samuel L. McPherson and wife, Angela C. McPherson, thence leaving said margin and with the easterly line of Tract #3 North 03 deg. 22' 03" East, 1,726.06 feet to an iron pin in the southerly line of Apple and Bradford (Parcel 198); thence with their lines South 77 deg. 42' 50" East 100.68 feet to an iron pin; thence south 18 deg. 57' 20" East 234.30 feet to an iron pin; thence South 06 deg. 09' 15" West 1,533.25 feet, to the point of beginning, and containing 6.00 acres, more or less.

BEING a part of the same property conveyed to The Alvin R. Hawkins Family Partnership, L.P. by Substitute Trustee's Deed from Bobby D. Davis, Substitute Trustee of record in at Instrument No. 20011008-0109307, as re-recorded at Instrument No. 20020610-0070261, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as Baxter Road, 6.00 acres, + or -, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of April, 2003

The Alvin R. Hawkins Family Partnership, L.P.

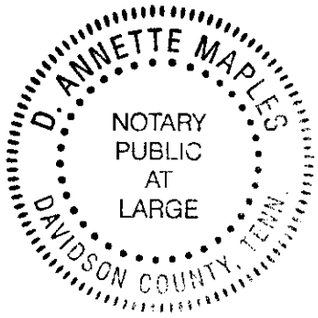
By: Alvin R. Hawkins
Alvin R. Hawkins, General Partner

Ernestine M. Hawkins
Ernestine M. Hawkins, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Alvin R. Hawkins, and Ernestine M. Hawkins, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the General Partners, respectively, of The Alvin R. Hawkins Family Partnership, L.P., a partnership, and that as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by such general partners.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this 04th day of April, 2003.



My Commission Expires NOV 25, 2006

D. Annette Maples
Notary Public

Continuation of Payment Information

If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the day it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.00% of my overdue payment of principal and interest. Said late charge will increase to 10% at the end of 30 calendar days after the day it is due.