THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$35,000.00**.

X _____
Affiant

Sworn to and subscribed before me this 2 day of _____, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 05/12/03 09:14 3pgs
Fees:18.00 Taxes:129.50
20030512-0063180

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Christopher Stephens	Same	Map 137
3150 Hobson Pike		Parcel p/o 165
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Burroughs and wife, Wendy Lynn Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Christopher Stephens**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This is property known as Hobson Pike, Davidson County, Hermitage, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 7 day of May, 2003.

David W. Burroughs

Wendy Lynn Burroughs

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, **David W. Burroughs and Wendy Lynn Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

EXHIBIT "A"

A tract or parcel of land lying in the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way margin of Hobson Pike, approximately 40' from centerline of same, and being the northwest corner of the David W. Burroughs, et ux property as of record in Deed Book 8717, page 293, Register's Office of Davidson County, Tennessee (RODC,TN), and the southwest corner of the Alan and Lisa Larson property as of record in Instrument #20010803-83112, and in Plat Book 8250, page 105, RODC,TN,

Thence with said Larson property, South 79°14'13" East, a distance of 348.09 feet to an iron rod found at the True Point of Beginning;

Thence continuing with said Larson property, North 07°31'23" East, a distance of 143.09 feet to an iron rod found at a southerly corner of the Christopher Stevens property as of record in Deed Book 10801, page 177, and in Plat Book 8250, page 824, RODC,TN;

Thence with said Stevens property the following calls:

South 82°36'41" East, a distance of 157.70 feet to an iron rod found;

North 07°08'32" East, a distance of 181.00 feet to an iron rod set;

North 11°53'26" East, a distance of 102.70 feet to an iron rod found at the southeast corner of the Dallas L. and Merry Beth Brasswell property as of record in Instrument #20020517-60665, and in Plat Book 8250, page 824, RODC,TN;

Thence with said Brasswell property the following calls:

North 11°38'57" East, a distance of 134.60 feet to an iron found;

North 74°40'53" East, a distance of 80.52 feet to an iron rod found;

North 14°36'00" East, a distance of 167.58 feet to a concrete monument found at a westerly corner of the United States of America (J. Percy Priest Reservoir) property;

Thence with said United States of America property the following calls:

South 33°55'52" East, a distance of 512.59 feet to a steel post with cap found;

South 56°17'51" West, a distance of 375.02 feet to a steel post with cap found;

South 09°25'35" West, a distance of 401.52 feet to a concrete monument found at the northeast corner of the James H. Rowlett, et ux property, as of record in Deed Book 2706, page 469, RODC,TN,;

Thence with said Rowlett property the following calls:

North 38°06'38" West, a distance of 203.75 feet to an iron rod set;

North 81°13'02" West, a distance of 65.00 feet to an iron rod found at the northeast corner of the Donell B. and Jessie R. Ellis property, as of record in Deed Book 3460, page 327, RODC,TN,;

Thence with said Ellis property North 81°13'02" West, a distance of 102.19 feet to an iron rod set;

Thence with a new line severing the David W. Burroughs, et ux property as of record in Deed Book 8717, page 293, RODC, TN, North 07°31'23" East, a distance of 127.82 feet to the True Point of Beginning, containing 5.98 acres, more or less, and being a portion of the same property conveyed to David W. Burroughs, et ux, by William J. Taylor, as of record in Deed Book 8717, page 293, RODC, TN.

Being a part of the same property conveyed to David W. Burroughs and wife, Wendy Lynn Burroughs, by Installment Deed from William J. Taylor and wife, Mildred V. Taylor, of record in Book 8717, page 293, Register's Office for Davidson County, Tennessee, the said Mildred V. Taylor having since died, and having been predeceased by William J. Taylor, the said Wendy Burroughs having been appointed Executrix of the Estate of Mildred V. Taylor, of record in Instrument No. 20020306-0029713, Register's Office for Davidson County, Tennessee.