THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16255B

MAP/GROUP/PARCEL:
Map 43, Parcels 7 and 8

NEW OWNER'S NAME AND ADDRESS:
Charles Rhoten
PO Box 1368
Madison, Tennessee 37116

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/21/03 10:13 3pgs
Fees:18.00 Taxes:2220.00
20030721-0101685

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Gene H. Scott Jr. and wife, Sandra M. Scott, hereinafter called Grantors, do hereby transfer and convey unto Charles Rhoten d/b/a/ Rhoten Development, his heirs and assigns, hereinafter called Grantee, property described as follows:

See Attached Exhibit A.

The subject property is 35.25 acres and 41.27 acres on Swinging Bridge Road, Old Hickory, Tennessee, 37138.

BEING the same property conveyed to Grantors herein by deed of record in Book 9528, Page 580, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gene H. Scott, Jr.

Sandra M. Scott

EXHIBIT A.

MAP 43 PARCELS 7 AND 8
LEGAL DESCRIPTION

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

1) Beginning at old piece of railroad iron, the southeast corner of the Myers E. Brown property of record in Book 5658, Page 778, R.O.D.C.T., in the western margin of Swinging Bridge Road (being 25 feet from the centerline), the northeast corner of this tract, thence along the western margin of Swinging Bridge Road (parallel and 25 feet from the centerline), South 46 deg. 58 min. 03 sec. East, 215.14 feet to an old iron pin, the northeast corner of the James K. Sharp Jr. property of record in Book 20020130, Page 13413, R.O.D.C.T.,
2) thence along the line with James K. Sharp Jr., South 49 deg. 07 min. 53 sec. West, 217.13 feet to an old iron pin,
3) thence continuing along the line with James K. Sharp Jr., South 48 deg. 51 min. 41 sec. West, 24.92 feet to an old iron pin, in the eastern line of the Jeffy C. Harlan property of record in Book 20020130, Page 13415, R.O.D.C.T.,
4) thence along the line with Jeffy C. Harlan, North 45 deg. 01 min. 15 sec. West, 216.20 feet to an old iron pin,
5) thence continuing along the line with Jeffy C. Harlan, South 53 deg. 48 min. 45 sec. West, 307.51 feet to an old iron pin,
6) thence continuing along the line with Jeffy C. Harlan, South 46 deg. 43 min. 01 sec. East, 472.32 feet to a new iron pin, in the northern margin of Warren Drive (being 25 feet from the centerline),
7) thence along the northern margin of Warren Drive (parallel and 25 feet from the centerline), South 49 deg. 07 min. 52 sec. West, 201.41 feet to a new iron pin,
8) thence continuing along the northern margin of Warren Drive (parallel and 25 feet from the centerline), along a curve with a radius of 75.00 feet, an arc length of 122.84 feet, and a chord being South 02 deg. 12 min. 30 sec. West, 109.56 feet to a new iron pin, in the eastern margin of Keeton Avenue (being 25 feet from the centerline),
9) thence along the eastern margin of Keeton Avenue (parallel and 25 feet from the centerline), South 44 deg. 42 min. 52 sec. East, 101.93 feet to a new iron pin, the northeast corner of the Myers E. Brown property of record in Book 5402, Page 974, R.O.D.C.T.,
10) thence along the line with Myers E. Brown, South 58 deg. 08 min. 57 sec. West, 2630.31 feet to a new iron pin at a fence post corner, on the easterly bank of the Cumberland River,
11) thence along the eastern bank of the Cumberland River, North 19 deg. 23 min. 48 sec. West, 1504.86 feet to a fence post corner, the southwest corner of the Myers E. Brown property of record in Book 5658, Page 778, R.O.D.C.T.,
12) thence along the line with Myers E. Brown, North 72 deg. 02 min. 55 sec. East, 3050.33 feet to the beginning, containing 73.034 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 07-14-2002.

Being the property conveyed to Gene H. Scott Jr. from by Deed of Record in Book 9528, Page 580; Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Gene H. Scott, Jr. and Sandra M. Scott, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of July 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LAHGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $600,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of July, 2003.

NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LAHGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006