THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00

George F. Hostettler Jr
Affiant

Subscribed and sworn to before me, this 27th day of August, 2003

Notary Public

My Commission Expires: 10/12/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVEN LEE PIPER 3544 St. Lawrence Drive Joelton, Tennessee 37080	Steven Lee Piper c/o Norman Piper 3939 Glen Echo Lake Road Ashland City, TN 37015	MAP 29 PARCELS 99 & 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100---------- ($ 220,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, GEORGE F. HOSTETTLER, JR., MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto STEVEN LEE PIPER AND WIFE, ALYSON LEAH PIPER hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

MARY MARGARET HOSTETTLER, spouse of George F. Hostettler, Jr, having released all her rights in the property of George F. Hostettler, Jr. by that Antenuptial Property Agreement between Mary Margaret Gandy (now Mary Margaret Hostettler) and George F. Hostettler, Jr. dated October 3, 2000, a copy of which is attached hereto.

Davidson County DEEDWARR
Recvd: 09/02/03 11:34 7pgs
Fees:38.00 Taxes:814.00
20030902-0126608

This is improved property known as 3544 St. Lawrence Drive, Joelton, Tennessee 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I_ have hereunto set _my_ hand___on this the __27th__ day of ____August____, _2003_.

George F. Hostettler, Jr.
GEORGE F. HOSTETTLER, JR.

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 George F. Hostettler, Jr., the bargainor____, 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 this 27th day of August, 2003.

My Commission Expires: 10/12/05

MITCHELL A. WILLIS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

Tract I
Deed Book 2697, page 173

Being in the 14th, formerly 24th, Civil District of said County and State, described as follows:

BEGINNING at a stone, black oak and beech pointers, Zimmerle's northeast corner; thence south 88 1/2° east 84.67 poles to a stake in the northwest corner of the Chas. Ertola Land; thence with his west line, south 1 1/2° west 160 poles to a stake in Joe Toso's north line, and with the same, south 64 1/2° west 66.5 poles, more or less, to the center line of Dry Fork Road, at the northeast corner of the Church lot; thence with the center line of said road, north 18° west 31.4 poles to a point in the south boundary line of the Julia Ertola 2-acre tract, and with the same, north 49° east 29.3 poles, more or less, to the southeast corner of another 2-acre tract; thence north 30° west 41.5 poles to the north corner of the second 2-acre tract, at a point in Zimmerle's line; thence north 2 1/2° east 111.5 poles, more or less, to the beginning, containing 86.84 acres, more or less.

INCLUDED in the above description, but specifically EXCLUDED therefrom is all that portion of the land within the bounds of any roads or highways, particularly Highway No. 112, and including but excluding three tracts of land conveyed by the grantors herein, one to George D. Baker and wife, by deed of record in Book 1431, page 196, Register's Office for said County, containing 10 acres, more or less; one to Eileen Flynn Hostettler, by deed of record in Book 2103, page 252, said Register's Office; and one to L.C. Cunniff by deed of record in Book 2103, page 342, said Register's Office.

Tract II
Deed Book 2694, page 371

Lot Number 1 of the St. Lawrence Subdivision of the east part of a tract or parcel of land in the 14th Civil District conveyed to the Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by J. D. McGinnis, Sr., and wife, Catherine E. McGinnis, by deed dated August 26, 1947 and recorded in Book 1518, page 539 of the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated August 23, 1955 by John M. Sullivan, County Surveyor for said County as follows:

BEGINNING at a stake in the northerly margin of said tract or parcel of land 220 feet, more or less, north 64° 32' east from the easterly margin of U. S. Highway 112; thence forth 24° 14' west with a fence 123.7 feet to a stake; thence north 66° 06' east with a fence 329.4 feet, more or less, to a stake and being a common corner with Lot Number 2; thence southerly with the easterly margin of Lot Number 2 and with a fence 80.4 feet, more or less, to a stake in the northerly margin of a 60-foot roadway and the southwest corner of Lot Number 2; thence southwesterly with the northerly margin of said roadway 337 feet, more or less, to the point of beginning.

Tract III – A
Deed Book 3701, page 556

BEGINNING at a point in the northerly margin of St. Lawrence Drive, being a common corner of the Dooley and Hostettler lands; thence northerly along the common line between said properties, 80.4 feet to a point; thence easterly continuing along the common line between said properties, 18.5 feet; thence southerly 19° 15' east along the easterly margin of a proposed 50 foot road, 78 feet to an iron pin in the northerly margin of said St. Lawrence Drive; thence westerly along said margin, 5 feet to the point of beginning.

Said property being part of the same property conveyed to George F. Hostettler, Jr., and wife, Martha L. Hostettler by deed from James Russell Baxter and wife, Elsie Lou Baxter of record in Book 2697, page 173, Register's Office for Davidson County, Tennessee; to George F. Hostettler, Jr., and wife, Martha K. Hostettler, by deed from Most Rev. William L. Adrain, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, of record in Book 2694, page 371, Register's Office for Davidson County, Tennessee; and to George F. Hostettler, Jr., and wife, Martha K. Hostettler by deed from Edgar Dooley and wife, Bonnie Catherine Dooley of record in Book 3701, page 556, Register's Office for Davidson County, Tennessee.

INCLUDED in the above descriptions but expressly EXCLUDED from this conveyance is that property described as "Tract IIIB":

Tract III – B
Deed Book 3701, page 556

BEGINNING at a point in the common line between the Hostettler and Dooley lands, in the easterly margin of a proposed 50 foot road, being the northeast corner of the property hereinabove conveyed; thence easterly along the common line between said properties, 11.5 feet to a point; thence northerly 210.0 feet to a point in the easterly margin of said proposed 50 foot road; thence southerly 19° 15' east along said easterly margin, 212 feet to the beginning.

Said Tract IIIB having been conveyed to Edgar Dooley and wife, Bonnie Catherine Dooley by deed from George F. Hostettler, Jr. and wife, Martha L. Hostettler of record in Book 3701, page 556, Register's Office for Davidson County, Tennessee.

Also INCLUDED in the above descriptions but expressly EXCLUDED from this conveyance is that property described as "Tract IV":

Tract IV
Deed Book 3649, page 225

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, October 28, 1963, as follows:

BEGINNING at the northeast corner of St. Lawrence Drive and Clarksville Highway; thence with the easterly margin of said Highway north 23° west 265 feet; thence north 49° east 268 feet; thence south 24° 15' east 175 feet; thence south 45° 30' west 67 feet; thence south 22° 30' east 90 feet to the northerly margin of said Drive; thence with same south 67° west 220 feet to the beginning.

Said Tract IV having been conveyed to Margaret Virginia Bracey, an unmarried woman, by deed from George F. Hostettler, Jr. and wife, Martha Laura Hostettler of record in Book 3649, page 225, Register's Office for Davidson County, Tennessee.

ANTENUPTIAL PROPERTY AGREEMENT

This Antenuptial Property Agreement made this the 3 day of October, 2000, by and between MARY MARGARET GANDY of Joelton, Tennessee, hereinafter called Intended Wife, and GEORGE F. HOSTETTLER, JR., of Joelton, Tennessee, hereinafter called Intended Husband.

WITNESSETH:

WHEREAS, the parties hereto intend to be married in the immediate future; and

WHEREAS, each party is possessed with property, the full and complete nature of which has been disclosed by each to the other; and

WHEREAS, both parties desire to define the interest which each shall have in the estate of the other during the marriage and after the death of one of the;

NOW THEREFORE, in consideration of the premises, and the mutual covenants and agreements set out herein, and in consideration of the marriage of the Intended Wife, Mary Margaret Gandy and the Intended Husband, George F. Hostettler, Jr., to each other, the parties hereto do agree as follows:

1. Intended Wife, Mary Margaret Gandy, hereby releases all rights in the property or estate of George F. Hostettler, Jr., Intended Husband, which she might have by reason of their marriage, whether by way of dower, homestead, statutory allowance, widow's allowance, intestate share, or elect to take against the Will of the Intended Husband, George F. Hostettler, Jr., to dissent therefrom, under the laws of any jurisdiction that may be applicable.

2. Intended Husband, George F. Hostettler, Jr., hereby releases all rights in the property or estate of Mary Margaret Gandy, Intended Wife, which he might have by reason of their marriage, whether by way of courtesy, statutory allowance, intestate share, or elect to take against the Last Will & Testament of Intended Wife, Mary Margaret Gandy, or to dissent therefrom under the laws of any jurisdiction that may be applicable.

3. Intended Wife, Mary Margaret Gandy, and Intended Husband, George F. Hostettler, Jr., shall have complete control of her or his separate property after their marriage, and may enjoy and dispose of such property in the same manner as if the marriage of the parties had not taken place. This paragraph shall apply to all property now owned by either of the parties and to all property which may hereafter be acquired by either of them in an individual capacity.

4. The parties do further agree that in the event they should be divorced following their marriage, that the Intended Wife, Mary Margaret Gandy, does hereby release any and all claims she may have in and to the separate property of the Intended Husband, George F. Hostettler, Jr., and likewise the Intended Husband, George F. Hostettler, Jr. does release any and all claims he may have in and to the separate property of the Intended Wife, Mary Margaret Gandy.

5. Each party shall, at the request of the other, execute, acknowledge and deliver such additional instruments as may be required from time to time in order to accomplish the intentions of this Agreement, and shall execute and acknowledge documents or instruments as from time to time may be necessary and required in the day to day handling of the routine business of the parties hereto.

6. As stated hereinabove, the consideration for this Agreement is the intended marriage of the parties, and the mutual covenants and agreements contained herein.

7. This Agreement shall be effective only upon the solemnization of the marriage between the parties, and then shall be binding upon the parties and their respective heirs, executors, administrators, or other representatives and until revoked, changed or altered in writing by the parties after their marriage.

IN WITNESS WHEREOF, the parties have signed, sealed and acknowledged this instrument the day and date first set out hereinabove.

Mary Margaret Gandy

George F. Hostettler, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JoAnn M. Manning, A Notary Public in and for said County and State, the within named MARY MARGARET GANDY, Intended Wife and GEORGE F. HOSTETTLER, JR, Intended Husband, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 3 day of October, 2000.

Notary Public

My Commission Expires:

3-29-03

X:\Wayne\Hostettler, George\antenup agreement.wpd