THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/17/03 14:11 2pgs
Fees:13.00 Taxes:240.50
20030917-0137452

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Kevin Pentecost 4587 Bull Run Road Ashland City, Tennessee 37015	SAME	046-00-0-051.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Francis J. Payne ~~and wife, Betty Jean Payne~~, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Pentecost, a married man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, September 20, 1960, revised December 6, 1960, and December 15, 1960, as follows, to-wit:

BEGINNING in the center of Bull Run Road north 57 degrees 15' east 274 feet from the northeast corner of the property conveyed to Blanche Anderson and husband, by deed from Harlan Construction Company, Inc. of record in Book 2704, Page 94, Register's Office for said County; thence south 32 degrees 0' east 800 feet, thence south 49 degrees east 452 feet; thence north 27 degrees 55' west 1224 feet to the center of Bull Run Road; thence with the center of same southwesterly 210 feet to the beginning, containing 4.16 acres, more or less.

BEING the same property conveyed to the Grantors by deed of record in Book 8766, Page 813, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4587 Bull Run Road, Ashland City, Tennessee 37015.

Betty Jean Payne is now deceased.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 29th day of August, 2003.

Francis J. Payne

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francis J. Payne and ~~wife, Betty Jean Payne~~, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29th day of August, 2003.

JERI M. SLICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 2/19/07

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2003.

JERI M. SLICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 2/19/03