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40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/13/04 15:25 4pgs
Fees:23.00 Taxes:1239.50
20040113-0005478

ADDRESS NEW OWNER:

Bert A. Hartman
Alicia B. Batson
4712 Lickton Pike
Nashville, TN 37189

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 31; Parcels 30 and 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joe S. Chandler, Jr. and wife, Linda S. Chandler and Debbie Chandler McNutt and husband, D. Wayne McNutt and Zondia Chandler Arthur and husband, Phillip V. Arthur**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bert A. Hartman and wife, Alicia B. Batson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4708 and 4712 Lickton Pike, Nashville, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 12th day of January, 2004.

Joe S. Chandler, Jr.

Linda S. Chandler by Joe S. Chandler, Jr.,
Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20040113-0005476, RODCT.

Debbie Chandler McNutt by Joe S. Chandler, Jr., Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20040113-0005477, RODCT.

D. Wayne McNutt by Joe S. Chandler, Jr., Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20040113-0005477, RODCT.

Zondia Chandler Arthur

Phillip V. Arthur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe S. Chandler, Jr., Zondia Chandler Arthur and Phillip V. Arthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 12th day of January, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Joe S. Chandler, Jr., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Linda S. Chandler, Debbie Chandler McNutt and D. Wayne McNutt, and who acknowledged that he executed the same as the free act and deed of Linda S. Chandler, Debbie Chandler McNutt and D. Wayne McNutt.

Witness my hand and official seal this 12th day of January, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

EXHIBIT "A"

TRACT NO. 1:LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, February 2, 1960, as follows:

Beginning at an iron pin in the westerly terminus of a 20 foot right-of-way, said pin being at a point in the southerly line of the property conveyed to Lester T. Leslie and wife, by deed from W.J. Core and wife, as of record in Book 1970, page 458, Register's Office for said County, which is north 89º west 854.7 feet from the center of the Lickton Pike; thence with the southwesterly bank of a branch north 62º 30' west 391 feet to a 10 inch hackberry tree; thence north 30º 30' west 290 feet to an iron pin; thence south 11º 50' west 431 feet to an iron pin in the northerly line of the Lyon property; thence along a fence with said Lyon's northerly line south 89º east 580.5 feet to the beginning. Together with an easement for a right-of-way for ingress and egress, 20 feet in width, lying along the southern boundary line of the property conveyed to Lester T. Leslie and wife, by deed from Dorothy Dwyer, Trustee, of record in Book 1970, page 458, said Register's Office, extending from the westerly margin of Lickton Pike westwardly to the property herein conveyed.

TRACT NO. 2:LAND in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, March 17, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the intersection with the centerline of said Pike and the northerly boundary line of the property conveyed to Lyons; thence with the northerly boundary line of said Lyon's property, north 89º west 1756 feet to a stone; thence north 86º 45' west 1057 feet to a point; thence north 18º east 168.3 feet to a point; thence north 45º west 445.6 feet to a point; thence north 2º east 181.5 feet to a point; thence north 19º east 280.5 feet to a point; thence north 9º west 660 feet to a point; thence north 47º west 181.6 feet to a point; thence north 17º west 264 feet to a point; thence north 34º west 148.5 feet to a point; thence north 56º west 198 feet to a point; thence north 54º west 396 feet; thence north 76º east 483 feet to a point; north 74º east 440 feet to a post; thence south 24º 45' east 1863 feet to a 5 inch elm; thence south 39º 45' east 393 feet to a stone; thence south 46º 15' east 424 feet to a stone; thence south 59º 45' east 620 feet to a stone; thence south 68º east 289 feet to a stone; thence south 85º east 370 feet to a stone; thence south 80º east 264 feet to a railroad spike in the center of Lickton Pike; thence with the center of the same, south 7º 50' west 128 feet to the beginning, containing 74.3 acres more or less, together with a 10 foot Lane running from the easterly margin of Lickton Pike along the southerly boundary line of the 7.28 acre tract conveyed to W.H. Thompson, by Pattie G. Haleums as of record in Book 1046, page 257, Register's Office for said County, to the center of Whites Creek described as follows:

Beginning at a point on the easterly margin of Lickton Pike at the southwest corner of W.H. Thompson's property; thence with the southerly boundary line of said Thompson property, north 89º east 582 feet to the center of Whites Creek; thence with the center of the same, south 47º west 14 feet to the northeast corner of the property conveyed to Lyons; thence with the northerly boundary line of said Lyons' property, north 89º west 578 feet to the easterly margin of said Lickton Pike; thence with the easterly margin of said Pike, north 9º 50' east 10 feet to the beginning, and including but not specifically to be excluded from the above described 74.3 acres more or less, is a small tract of land which was conveyed to Archie J. Morsette and wife, by deed from Lola B. Leslie, a widow, as of record in Book 3030, page 168, said Register's Office.

Being the same property conveyed to Joe S. Chandler, Jr., et ux, Linda S. Chandler, Debbie Chandler McNutt et vir, D. Wayne McNutt, and Zondia Chandler Arthur, et vir, Phillip V. Arthur, by quitclaim deed from Joe S. Chandler Sr. of record in Book 8026, page 744, as corrected in Book 8334, page 466, said Register's Office. The said Debbie Chandler McNutt and Deborah Chandler McNutt are one and the same person.