NAME AND ADDRESS OF NEW OWNERS:
John N. Tice and Susan D. Tice
6561 Burkitt Road
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
Kious and Rodgers
152 Heritage Park Drive
Murfreesboro, Tennessee 37129

SEND TAX BILLS TO:
AMSouth Bank
2050 Parkway Office Circle REW-4
Birmingham, AL 35244

Davidson County DEEDWARR
Recvd: 03/03/04 13:58 5pgs
Fees:28.00 Taxes:814.00
20040303-0024197

WARRANTY DEED

WITH EXECUTORS QUITCLAIM

(Map 187, Parcel 74.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, the undersigned, Darrell Allen Cooke, Charles Henry Daniels, Jimmy Gary Hedgepath, and Jean Darlene May, have bargained and sold and do hereby transfer and convey unto John N. Tice and wife, Susan D. Tice, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract No. 12 of the division of the Roberta L. McFarlin property, not of record, and being described according to a survey of J. Bruce Rainey, Surveyor, No. 823, dated August 28, 1981, as follows:

Beginning at an iron pin set on the southerly margin of Burkitt Road (25 feet south of the centerline), said point of beginning being 2286.58 feet easterly from the northeast corner of the Gordon Wheeler land of record in Book 3705, page 85, Register's Office for Davidson County, Tennessee; thence with said margin South 59° 38' 38" East 83.00 feet to an iron pin; thence South 62° 07' 38" East 52.84 feet to an iron pin; thence leaving the said Burkitt Road and with a fence South 04° 52' 46" East 373.91 feet to an existing iron pin; thence with the line of the Rachel Bonds land and a fence South 04° 43' 01" East 317.19 feet to an iron pin; thence South 04° 56' 45" East 224.82 feet to an iron pin; thence leaving existing new fence and with an old fence South 05° 32' 26" East 125.00 feet to a point; thence South 04° 55' 25" East 969.98 feet to an iron pin; thence leaving Bonds' line and with the line of the Betty Battle land and a fence, North 83° 11' 20" West 86.94 feet to an iron pin; thence South 86° 36' 36" West 34.66 feet to an iron pin; thence North 83° 33' 42" West 36.01 feet to an iron pin; thence North 83° 06' 50" West 98.77 feet to an iron pin; thence South 24° 55' 09" West 14.81 feet to an iron pin; thence South 05° 43' 55" West 89.71 feet to an iron pin, the northeast corner of the William Guthrie property of record in Book 4966, page 332, Register's Office for Davidson County, Tennessee; thence along Guthrie's north line North 85° 29' 36" West 52.36 feet to an iron pin; thence leaving Guthrie's line North 01° 13' 13" East 1304.12 feet to an iron pin; thence North 00° 14' 13" East 840.74 feet to the point of beginning, containing 10.01 acres, more or less.

Together with a 10 foot wide easement along the southerly margin of Burkitt Road

on Tracts 10 and 11, extending from a line ten feet west of and perpendicular to the easterly end of the existing Metro water line to the common property line between Tracts 11 and 12 for the installation and upkeep of an underground water line for the benefit of said Tract 12 in said division of the Roberta L. McFarlin land on Burkitt Road, said easement to terminate for Tract 12 within sixty (60) days after said Metro water line is extended along Burkitt Road to a point where Metro water service is available to said Tract 12.

Being the same property conveyed to Alex D. Cook and wife, Bessie Mai Cook by Warranty Deed dated October 6, 1981 of record in Book 5805, Page 471, Register's Office for Davidson County, Tennessee. The said Alex D. Cook died on _____, leaving Bessie Mai Cook the sole surviving tenant by the entirety. The said Bessie Mai Cook died testate on July 7, 2003 devising subject property to Darrell Allen Cooke, Charles Henry Daniels, Jimmy Gary Hedgepath and Jean Darlene May as evidenced of record in File Number 03P-1242 in the Clerk's Office for Probate Court for Davidson County, TN.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2003 real property taxes which will be prorated at closing and payment assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Harold Cooke, as executor of the estate of Bessie Mai ~~Cooke~~ Cook, hereby quitclaims any and all interest of the estate in the herein described property to the said Grantee.

WITNESS MY HAND AND SIGNATURE on this the 20th day of February, 2004.

THE ESTATE OF BESSIE MAI COOKE

BY: Harold Cooke
Harold Cooke, Executor

Darrell Allen Cooke

Charles Henry Daniels

Jimmy Gary Hedgepath
BY: Harold Cooke, Attorney-in-Fact

Jean Darlene May
BY: Harold Cooke, Attorney-in-Fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 20th day of February, 2004, before me personally appeared Harold Cooke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of Bessie Mai Cook Cooke, by virtue of a Will of record in File Number 03P-1242, in the Clerk's Office for Probate Court for Davidson County, Tennessee, and that he, as executor of said estate, acknowledges that he executed the foregoing instrument on behalf of the estate for the purposes therein contained.

WITNESS MY HAND, at office, this 20th day of February, 2004.

My Commission Expires:
5-23-05

NOTARY PUBLIC

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of February, 2004.

My Commission Expires:
5-23-05

NOTARY PUBLIC

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF Tennessee

COUNTY OF Davidson

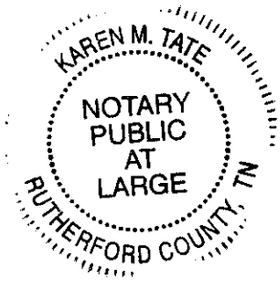
Before me, the undersigned Notary Public, personally appeared Darrell Allen Cooke, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of February, 2004.

Notary Public

My Commission Expires: 5-23-05

(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

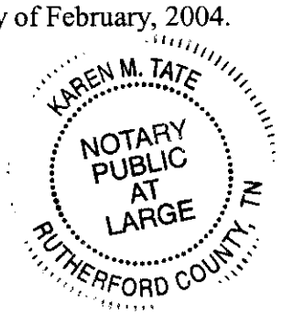
Before me, the undersigned Notary Public, personally appeared Charles Henry Daniels, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of February, 2004.

Notary Public

My Commission Expires: 5-23-05

(SEAL)



STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this the 20th day of February, 2004, before me personally appeared Harold Cooke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for Jimmy Gary Hedgepath and is authorized by him/her to execute this instrument in his/her behalf by virtue of an instrument of record in Instrument No. * , of the Register's Office of Davidson County, Tennessee.

* 20040303-0024196

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 20th day of Februay, 2004.

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this the 20th day of February, 2004, before me personally appeared Harold Cooke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for Jean Darlene May and is authorized by him/her to execute this instrument in his/her behalf by virtue of an instrument of record in Instrument No. * , of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 20th day of Februay, 2004.

* 20040303 0024195

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN