Davidson County DEEDWARR
Recvd: 03/09/04 11:00 2pgs
Fees:13.00 Taxes:573.50
20040309-0026827

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $155,000.00.

Rachael Alexander
Affiant

Subscribed and sworn before me this the 5th of March, 2004.

Notary Public
My commission expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James R. Proctor 14060 Old Hickory Blvd. Antioch, TN 37013	Union Planters Bank, NA 7130 Goodlett Farms Parkway Cordova, TN 38016	182-00-0-188.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Catherine Payge Sprague a/k/a Catherine Payge Ambrose a/k/a Payge C. Ambrose and Gerald Sprague, Wife and Husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Proctor and Megan T. Proctor, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Beginning at the northwest corner intersection of Pettus Road and Old Hickory Boulevard, thence with the northerly margin of Old Hickory Boulevard, Northwesterly 633.10 feet to the true point of Beginning, thence north 4 deg. 42' 42" east 400.59 feet to a point; thence north 83 deg. 26' 01" East 39.61 feet to a point; thence north 14 deg 45" 18" East 126.83 feet to a point; thence north 9 deg. 17' 24" west 140.10 feet to a point; thence south 86 deg. 58 ' 36" East 289.87 feet to a point; thence south 2 deg. 25' 02" West 725.69 feet to a point; thence north 77 deg. 17' 06" West 255.66 feet to a point; thence with a curve to the left, said curve having a radius of 3600.00 feet, a distance 93.44 feet to the true point of beginning, containing 218,049 sq. ft. or 5.0 acres.

Being the same property conveyed to Payge C. Ambrose by deed of record in Book 9439, Page 753, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Catherine Payge Ambrose by Final Decree of Divorce of record in Book 10222, Page 77, Register's Office for Davidson County, Tennessee.

The said Payge C. Ambrose and Catherine Payge Ambrose being one in the same person and having since changed her name to Catherine Payge Sprague.

THIS IS IMPROVED PROPERTY KNOWN AS 14060 Old Hickory Blvd., Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this the 5th of March, 2004.

Catherine Payge Sprague
a/k/a Catherine Payge Ambrose
a/k/a Payge C. Ambrose

Catherine Payge Sprague
a/k/a Catherine Payge Ambrose
a/k/a Payge C. Ambrose

Gerald Sprague

Gerald Sprague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Payge Sprague a/k/a Catherine Payge Ambrose a/k/a Payge C. Ambrose and Gerald Sprague, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th of March, 2004.

My commission expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires November 27, 2005