PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charlie R. Mitchell, Jr. 5105 Murfreesboro Rd Lavergne, TN 37086	Map/Par. 16800006000	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, Nashville, TN 32719		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael D. Brent, Executor of Estate of Dorris Brent, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Charlie R. Mitchell, Jr. (the "Grantee") Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is unimproved property located on U.S. Highway 100, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 03/15/04 13:37 3pgs
Fees:18.00 Taxes:11.10
20040315-0029342

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Thomas V. Boult
Affiant

Subscribed and sworn to before me this 15 day of March, 2004.

Yvonne Norman
Notary Public

My Commission Expires: 7-30-05

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

933702 v1
009952-001 03/11/04

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of March, 2004.

MICHAEL D. BRENT, EXECUTOR OF
THE ESTATE OF DORRIS BRENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia A. Evans, Notary Public, Michael D. Brent, Executor of the Estate of Dorris Brent, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 2004.

Notary Public
My Commission Expires:
January 28, 2006

CYNTHIA A. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land located in Davidson County, State of Tennessee and being described as follows:

Being located in the 9th Civil District, and beginning in the north line of H. L. Sisk's 1 ½ acre lot in center of U. S. Highway No. 100 at a point 123 feet southwest of his northeast corner; thence south 39 degrees east 114 feet to a stake in H. T. Allison's north line; thence south 67 degrees west with the Whippoorwill Branch and H. T. Allison's north line 278 feet to a point in his line and said Branch with large sycamore tree pointer; thence south 63 degrees west with creek and H. T. Allison's line 316 feet to a point in creek and old Centerville Road; thence south 34 degrees west with H. T. Allison's north line 12 feet to a point in Gobel Sullivan's east line; thence north 24 degrees west with Sullivan's lot 55 feet to his northeast corner in the center of U. S. Highway No. 100 said being Tommie Allison's south line; thence north 65 degrees and 30 minutes east with center line of said highway and Tommie Allison's south line 58 feet to a point in center line of highway; thence north 63 degrees 30 minutes east with said road 200 feet; thence with center of highway, north 55 degrees and 30 minutes east 200 feet to a point; thence north 51 degrees and 30 minutes east, with center line of said road 137 feet to the beginning; containing 1 acre more or less.

The above tract includes but excludes one-half of Highway No. 100 and being the same property conveyed to Frank R. Huffman and wife by deed of H. L. Sisk and wife by deed recorded in Book 2022, page 519, R.O.D.C., Tennessee; and the same property conveyed to John Phillip Saad and wife by deed of Frank R. Huffman and wife, by deed recorded in Book 2141, page 413, said Register's Office.

Being the same property vested in Dorris Brent by Final Decree Confirming Sale of record in Book 11524, page 848, Register's Office for Davidson County, Tennessee. The said Dorris Brent having since died.