RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42856 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 15:56 3pgs
Fees:18.00 Taxes:114.70

20040329-0035200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ponddigger Properties, LLC	S A M E	68-30
P. O. Box 363		13D 44085
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kenneth N. Dunn and wife, Laurie J. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ponddigger Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description

Being the same property conveyed to Kenneth N. Dunn and wife, Laurie J. Dunn, as tenants-by-the-entirety, by Quitclaim Deed from Myrtle G. Walker of record in Book 11000, page 333, Register's Office for Davidson County, Tennessee and being the same property conveyed to Hoyt T. Walker (deceased) and wife, Myrtle Walker, by deed from Mrs. Helen E. Johnson and husband, Robert L. Johnson, of record in Deed Book 1077, page 349, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as Lot -Ashland City Highway/Old Hydes Ferry Pike, Nashville, TN 37218

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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 25th day of March, 2004

Kenneth N. Dunn

Laurie J. Dunn

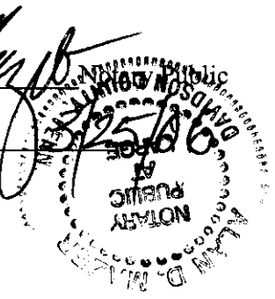
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenneth N. Dunn and wife, Laurie J. Dunn, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2004

Notary Public

My Commission Expires: 9-25-06



LEGAL DESCRIPTION

BEING a tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Lands of Martha A. Simpkins, deceased, as of record in Minute Book "C-C", page 95, of the Circuit Court for said County described as follows:

BEGINNING at a stone in the center of the Hydes Ferry Turnpike Road, the southwest corner of Lot No. 4 on said Plan; and running thence North 8 degrees East with the line between said Lots Nos. 4 and 5, 95.68 poles to a point in the southern boundary line of Lot No. 2 on said Plan the northwest corner of said Lot No. 4; thence westerly with the line between said Lots Nos. 2 and 5, 35.25 poles to a stake the northeast corner of Lot No. 6 on said Plan; thence South 14 degrees West with the line between said Lots Nos. 5, and 6, 128.64 poles to the southeast corner of said lot; No. 6; thence south 89 degrees East ¾ of a pole to a stone in the center of said Turnpike Road, and thence North 62 degrees East with the center of said road, 55-1/4 poles to the beginning containing twenty-seven (27) acres and sixty-five (65) poles, more or less, which includes right-of-way of State Highway No. 12, extending through said property.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED BY CONVEYANCE IS A PORTION OF THE PROPERTY INCLUDED IN THE FOLLOWING:

(1) Deed Book 5392, page 453, Register's Office for Davidson County, Tennessee, .54 acres; and

(2) Deed Book 9545, page 94, Register's Office for Davidson County, Tennessee, .19 acres.

And subject to an easement granted in Ordinance 92-362.

Additional conveyance in Book 9545, page 91, Register's Office for Davidson County, Tennessee.