Davidson County DEEDWARR
Recvd: 04/13/04 11:28 2pgs
Fees:13.00 Taxes:287.77
20040413-0041326

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Dwight A. Lang

TO: Harold Glenn Phillips, Jr. , unmarried
5300 Old Hickory Blvd.
Nashville, Tennessee 37218

MAP: 57

PARCEL: 27 & 113

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of SEVENTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($77,775.00) of which sum $14,727.74 has been paid in cash and for the balance of $63,047.26 grantee has executed his note secured by and more particularly described in the deed of trust executed and recorded simultaneously herewith, the receipt and sufficiency of all of which are hereby acknowledged, I, Dwight A. Lang, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Harold Glenn Phillips, Jr. , unmarried, Grantee herein, his heirs and assigns, the following described property:

LAND in the 13th Civil District, formerly 25th Civil District of Davidson County, Tennessee, beginning at an iron pin set at the northeast corner of a 5.00 acre, more or less, tract conveyed to David B. Reeder and John Norman Richardson by deed recorded as Instrument No. 20030722-0102663 in the Register's Office of Davidson County, Tennessee; thence, leaving Reeder and Richardson north 61 deg. 29' 39" east 91.44 feet to an elm tree; thence, North 21 deg. 29' 39" east 350.00 feet to a stake; thence north 02 deg. 59' 39" east 830.00 feet to a point; thence, north 68 deg. 14' 20" east 49.50 feet to a pin oak and sourwood; thence, north 52 deg. 59' 39" east 404.25 feet to an elm tree; thence, north 83 deg. 29' 39" east 396.00 feet to an ash stump; thence, south 75 deg. 30' 21" east 273.90 feet to a hickory tree; thence, south 44 deg. 00' 21" east 270.60 feet to two small hickories; thence, south 74 deg. 00' 21" east 528.00 feet to a cedar tree and elm tree; thence, south 02 deg. 30' 21" east 450.78 feet to an elm tree; thence, south 27 deg. 44' 39" west 409.20 feet to a stone and three hickory pointers on a high ridge; thence, south 71 deg. 29' 39" west 878.62 feet to a point; thence, south 64 deg. 29' 39" west 165.00 feet to a point; thence, south 73 deg. 59' 39" west 297.00 feet to a point; thence, south 50 deg. 59' 39" west 144.38 feet to a point; thence, south 86 deg. 59' 39" west 92.40 feet to a point; thence, south 71 deg. 08' 22" west 282.14 feet to a point; thence, south 79 deg. 09' 25" west 80.64 feet to an iron pin at the southeast corner of said Reeder and Richardson; thence, with Reeder and Richardson's east line north 02 deg. 18' 21" east 350.67 feet to the point of beginning, and containing 54.1 acres, more or less. The source of this description is a land plot of the deed calls of grantor's remaining property furnished by the parties.

BEING the remaining land conveyed to grantor by deeds of record in Book 4823 at page 335 and Book 9688 at page 410 (remaining part of Tract One) and in Book 6590

at page 837 and Book 9688 at page 410 (remaining part of Tract 2) all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2004 Davidson County land taxes which have been prorated and payment of which is assumed by grantee herein, to any rollback taxes due or to become due under the Agricultural, Forest, and Open Space Land Act payment of which is governed by separate agreement and to the lack of any access to a public road.

This conveyance consummates the parties' installment contract of sale of record as Instrument No. 200220305-0027213 in the said Register's office. Harold Glenn Phillips, the purchaser therein and Harold Glenn Phillips, Jr. are one and the same person.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. I do covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my agents and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 1st day of April, 2004.

Dwight A. Lang
DWIGHT A. LANG

STATE OF Az
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DWIGHT A. LANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 1st day of April, 2004.

Deborah J. McCarter
NOTARY PUBLIC

My Commission Expires: 2-15-05

OFFICIAL SEAL
DEBORAH J. MCCARTER
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
Comm. Exp. Feb. 15, 2005

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $77,775.00.

Harold Glenn Phillips Jr.
Grantee

SWORN to and subscribed before me
this the 8th day of April, 2004.

Jan M. Bobbitt
NOTARY PUBLIC

My commission expires: 12-23-06

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE