PROPERTY TAX INFORMATION:

OWNER: Theresa Cook
2856 Greer Road
Goodlettsville, TN 37072

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map: 11
Parcel: 28.00

Davidson County DEEDWARR
Recvd: 05/06/04 13:23 3pgs
Fees:18.00 Taxes:700.78
20040506-0051937

WARRANTY DEED

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, I the undersigned, **Gary F. Hahn, unmarried,** have bargained and sold and does hereby transfer and convey unto **Theresa Cook, unmarried,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 10th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being a tract of land in the northern portion of Davidson County, Tennessee, being located in the eleventh Councilmanic District of said county, bounded on the west by the Right-or-Way (ROW) of Greer Road (50 foot ROW) on the north by lands of Marshall G. Crotts as recorded in Inst. #2000061960743 recorded in the Register's Office of Davidson County, Tennessee (RODC) on the east by the lands of Williams D. Patton as recorded in Bk. 5075, Pg. 422 RODC and on the south by the lands of Gary F. Hahn as recorded in Bk. 7360, Pg. 296 RODC. Being more particularly described as follows:

Commencing on the western ROW margin of Greer Road being the northwest corner of Lot 4 of Hunters Ridge Subdivision Section 2 recorded in Plat Bk. 9700, Pg. 877 RODC, Thence, along said ROW margin with an curve to the left having an Radius of 303 feet, a Length of 16.63 feet and a Chord Bearing and Distance of North 23°27'13" East 16.63 feet to a point, Thence, North 21°52'52" East 103.23 feet to a point on a curve to the left, Thence, along said curve having a Radius of 600 feet, a Length of 6.29 feet and Chord Bearing and Distance of North 21°34'51" East 6.29 feet to the true and actual POINT OF BEGINNING, Thence, continuing ROW margin and curve to the left having an Radius of 600 feet, a length of 142.15 and Chord Bearing and Distance of North 14°29'36" East 141.82 feet to a set point, Thence, North 7°42'23" East 181.83 feet to a found iron rod at the northwest corner of tract being described; Thence, leaving said ROW along the southern boundary of said lands of Crotts North 85°58'54" East 94.13 feet to a found iron rod; Thence, continuing along said southern boundary South 82°35'40" East 1131.92 feet to a set point on the western boundary of said lands of Patton; Thence, along said western boundary South 9° 50'26" West 38.45 feet to set point; Thence, South 7° 23'11" West 285.31 feet to a point; Thence, along a severance line over said lands of Hahn South 82°36'49" West 938.16 feet to a set point; Thence, South 86° 27'17" West 110.15 feet to a set point; Thence, North 85° 12'43" West 79.78 feet to a set point; Thence, North 78° 54'48" West 115.33 feet to the Point of Beginning.

Containing 401,273 square feet or 9.21 Acres

Survey according to Rob M. Dean, Registered Land Surveyor, Littlejohn Engineering Associates Inc., 1935 21st Ave. S. Nashville, TN 37212.

BEING a portion of the same property conveyed to Gary F. Hahn by Warranty Deed dated 09/23/87, of record in Deed Book 7360, page 296, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

I, the undersigned, covenant with the said Grantee that I am 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 by lien of the 2003 property taxes which have been paid and by lien of the 2004 property taxes which have been prorated between the parties and the Grantor having paid his prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

I, the undersigned further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 30th day of April, 2004.

Gary F. Hahn

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this , before me personally appeared , to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 11-19-07

BRENDA L. HARPER
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$189,400.00**, 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, on this the 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-19-07

BRENDA L. HARPER
Notary Public At Large
RUTHERFORD COUNTY, TN