WARRANTY DEED

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~/ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 26, 2006~~ 5/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Edens	First Trust Bank	MAP 3
(NAME)	(NAME)	
2416 Tinnin Road	**P.O. Box 17256**	PARCEL 18
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Memphis, TN 38187-0257**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Rebecca Fay Brewington Thompson

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

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:

Land in Davidson County, Tennessee, being part of Lot 5 on the Plan of the division of lands of the heirs of Isam Butterworth and Phillip Joiner of record in Book 161, Page 22, Register's Office for Davidson County, of Tennessee and described according to a survey dated April 4, 2004 by L. Steven Bridges, Jr.,* Bridges Land Surveying and Consulting as follows: *No. 1740,

BEGINNING at an iron rod on the eastern margin of Tinnin Road, said point being located north of Baker Station Road and being the northwest corner of the property of Frances S. Murphy; thence with the eastern margin of Tinnin Road, N. 02 deg. 31' 12" W 419.41 feet to an iron rod at the property of David L. Rich; thence with line of Rich, S. 88 deg. 30' 00" E 118.87 feet to a point in Manskers Creek; thence with Manskers Creek for the next four calls, S. 10 deg. 06' 50" E. 201.35 feet to a point; thence S. 19 deg. 53' 33" W 44.76 feet to a point; thence S. 49 deg. 11' 02" W 63.71 feet; thence S. 05 deg. 18' 52" W. 114.55 feet to a point; thence leaving said creek with the line of Frances S. Murphy, S. 72 deg. 08' 00" ~~64.61~~* feet to the point of beginning, containing 1.03 acres, more or less. *W 64.81

Being a part of the same property conveyed to Calvin Brewington and wife, Rebecca Deering Brewington by deed from Margaret Thompson Rutherford of record in Book 4485, Page 984, Register's Office for Davidson County, Tennessee and being the same property conveyed to Calvin Brewington and wife, Rebecca Fay Brewington by Warranty Deed from Claude Brewington and wife, Margaret Brewington of record in Book 4681, page 256, Register's Office for Davidson County, Tennessee. The said Calvin Brewington conveyed his right, title and interest in and to said property to Rebecca Fay Brewington by Quitclaim Deeds of record in Book 5810, Page **

CONTINUED

unimproved ( )
This is improved (X) property, known as 2416 Tinnin Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of April, 2004

Rebecca Fay Brewington Thompson
Rebecca Fay Brewington Thompson

Davidson County DEEDWARR
Recvd: 05/11/04 10:29 2pgs
Fees:13.00 Taxes:465.83

20040511-0053667

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Fay Brewington Thompson

the 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 and official seal at Hendersonville, Tennessee, this 30th day of April, 2004.

Commission expires March 25, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

** LEGAL DESCRIPTION CONTINUED

816, Register's Office for Davidson County, Tennessee, and Book 6141, Page 857, said Register's Office.