STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,124.70

Valary W. Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

18th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES 6-24-04

SUMNER COUNTY NOTARY PUBLIC AT LARGE BRIAN L. SMITH

Davidson County DEEDWARR
Recvd: 06/24/04 14:43 3 pgs
Fees:18.00 Taxes:148.46
20040624-0075340

File No. G4-1818D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Valary W. Payne and Theodore Payne, husband and wife (NAME)	SAME (NAME)	P/O 49-141, 142, & 318
2653 Solon Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, WE, Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valary W. Payne and Theodore Payne, husband and wife, 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 EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

unimproved ( )
This is improved (XX) property, known as Tract #21, Knights Creek Road, Whites Creek, TN 37189.

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. Whenever 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 18th day of June, 2004.

X Owen Sanders, Co-Trustee
Owen Sanders, Co-Trustee

X Elizabeth Ann Waggoner, Co-Trustee
Elizabeth Ann Waggoner, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Owen Sanders, Co-Trustee and Elizabeth Ann Waggoner, Co-Trustee on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18th day of June, 2004.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Owen Sanders and Elizabeth Ann Waggoner , Co-Trustees for The Clarice F. Sanders Family Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2004.

My Commission Expires: 10/26/04

_____
Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2004.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

SANDERS FARM FAMILY TRUST
TRACT #21-5.79 ACRES

BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northwest corner of this tract and the northeast corner of Tract #22 of the Sanders Farm (19.11 acres as per survey of same date), also being 169.96 feet southeast of the easternmost northeast corner of William T. Lee, Jr. as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 12 degrees 51 minutes 29 seconds, a radius of 502.55 feet, a tangent length of 56.63 feet, and a chord of South 81 degrees 53 minutes 21 seconds East 112.54 feet; thence along said curve an arc length of 112.78 feet; thence South 88 degrees 19 minutes 06 seconds East 108.60 feet to an iron rod in said margin; thence leaving road with line of Tract #20 of the Sanders Farm (5.94 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1265.61 feet to an iron rod; thence with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) North 84 degrees 58 minutes 31 seconds West 220.67 feet to an iron rod; thence with line of said Tract #22 North 30 degrees 01 minute 13 seconds East 1265.31 feet to the point of beginning containing 5.79 acres more or less by Survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

Being part the same property conveyed to Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, by Deed of Record as Instrument #20040615-0070809, Register's Office for Davidson County, Tennessee.