This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 06/28/04 10:28 3pgs
Fees:18.00 Taxes:851.00
20040628-0076236

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Lawrence Layten and wife, Janie Lou Layten 4500 South Commerce Rd Watertown, TN. 37184	SAME	Map 39 Parcel 154 & Parcel 153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Sworn to and subscribed before me this 25 **day of June, 2004.**

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: _____

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, JOHN WESLEY TUCKER, JR., a married person and MURRAY LEE TUCKER, unmarried, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LAWRENCE LAYTEN and wife, JANIE LOU LAYTEN, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 39, Parcel 154 (As to Tract 2) and Map 39, Parcel 153 (As to Tract 1).

2. Easements for telephone lines, of record in Book 756, page 542 and Book 875, page 12, Register's Office for Williamson County, Tennessee. (As to Tract 2).

3. Easement for flow of any creeks that may cross the property. (As to Tract 2).

4. Title to that portion of the premises embraced within the bounds of any roads or highways. (As to Tract 2).

5. All matters appearing on the survey dated June 8, 2004 performed by Murray Wall & Company, P.C., File No. 1808-04. (As to Tract 1 and Tract 2).

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

PATSY LYNN TUCKER, WIFE OF JOHN WESLEY TUCKER, JR., HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL, RIGHT, TITLE AND INTEREST SHE MAY IN AND TO THE SUBJECT PROPERTY BY REASON OF HER MARTIAL STATUS, OR OTHERWISE.

This improved property is known as 6955 Old Hickory Boulevard, Whites Creek, Tennessee 37189.

WITNESS our hands this 25 day of June, 2004 in Franklin, Tennessee.

John Wesley Tucker Jr.
John Wesley Tucker, Jr.

Patsy Lynn Tucker
Patsy Lynn Tucker

Murray Lee Tucker
Murray Lee Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, John Wesley Tucker, Jr. and wife, Patsy Lynn Tucker and Murray Lee Tucker, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of June, 2004, in Franklin, Tennessee.

DOUGLAS S. HA... COMMISSION EX... Notary Public At Large 02-05-2006 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT 1

Beginning at an concrete monument found in the northerly margin of Old Hickory Boulevard, at the southwest corner of the property being described and also being the southeasterly corner of the Wadley property described in Instr. No. 20010417-0037472:

Thence North 32 degrees 51 minutes 59 seconds East 266 .11 feet to an iron pin found in the westerly line of the Tucker property described in Book 9915, Page 333, thence with the westerly line of Tucker South 3 degrees 32 minutes 50 seconds West 325.70 feet to an iron pin found in the northerly margin of Old Hickory Boulevard; thence with the northerly margin of Old Hickory Boulevard and a curve to the right as follows: arc 160.65', radius 1,024.12', delta 8 degrees 59 minutes 16 seconds, chord North 50 degrees 44 minutes 28 seconds West 160.48 feet to the point of beginning and containing 0.49 acres more or less, according to survey by Murray Wall & Company, 6754 Old Hickory Boulevard, Whites Creek, Tennessee, dated June 8, 2004, file No. 1808-04.

Being the same property described in quitclaim deed to John Wesley Tucker, Jr. and Murray Lee Tucker in Deed Book 9915, Page 342, Registers Office for Davidson County, Tennessee.

TRACT 2

Beginning at an iron pin found in the northerly margin of Old Hickory Boulevard, at the southwest corner of the property being described and also being the southeast corner of Tract 1 described in this same conveyance:

Thence with the easterly line of Tract 1 North 3 degrees 32 minutes 50 seconds East 325.70 feet to an iron pin found; thence with the line of Wadley (Instr. 20010417-0037472) North 5 degrees 33 minutes 59 seconds East 320.31 feet to an iron pin found; thence with the line of Epperson (Book 11720, Page 348) North 02 degrees 16 minutes 56 seconds East 287.48 feet to an iron pin found; thence with the line of Smith (Book 1236, Page 406) North 03 degrees 01 minutes 44 seconds East 486.44 feet to an iron pin found; thence with the line of Thompson (Book 2649, Page 54) as follows: South 41 degrees 03 minutes 00 seconds East 317.91 feet to an iron pin found; thence South 55 degrees 22 minutes 24 seconds East 255.13 feet to an iron pin found, thence South 64 degrees 26 minutes 24 seconds East 440.39 feet to an iron pin found at the northwest corner of Creech (Instr. 20031107-0163727); thence with the line of Creech South 21 degrees 06 minutes 58 seconds West 378.66 feet to an metal fence post found; thence with the line of Spann (Book 7821, Page 877 and Book 7707, Page 422) as follows: South 21 degrees 05 minutes 06 seconds West 104.99 feet to an iron pin found; thence North 71 degrees 24 minutes 34 seconds West 48.56 feet to an iron pin found; thence South 20 degrees 52 minutes 59 seconds West 722.50 feet to an iron pin set in the northerly margin of Old Hickory Boulevard, thence with the northerly margin of Old Hickory Boulevard as follows: North 58 degrees 11 minutes 56 seconds West 370.61 feet to a point; thence with a curve to the right as follows: arc 133.57', radius 2,582.16', delta 02 degrees 57 minutes 50 seconds, chord North 56 degrees 43 minutes 01 seconds West 133.56' to the point of beginning, containing 19.45 acres more or less, according to survey by Murray Wall & Company, P.C., 6754 Old Hickory Boulevard, Whites Creek, Tennessee 37189, dated June 8, 2004, file No. 1808-04.

Being part of the property conveyed to John Wesley Tucker, Jr. and Murray Lee Tucker in Warranty Deed Book 9915, Page 333, Register's Office for Davidson County, Tennessee.

J.W.T.
M.C.T.
P.L.T.