THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 23038**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $899,870.00 Affiant Subscribed and sworn to before me this 2nd day of July, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 25 2004

WARRANTY DEED

Address New Owner(s): Charlie B. Mitchell, Jr. 5605 Murfreesboro Road Lavergne, TN 37086	Send Tax Bills to New Owner	Tax Information: Map: 168 Parcel: 59

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT F. STAMPS and RICHARD P. STAMPS, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to CHARLIE B. MITCHELL, JR., ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property and not the residence of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of July, 2004.

ROBERT F. STAMPS

RICHARD F. STAMPS

Davidson County DEEDWARR
Recvd: 07/16/04 11:48 7pgs
Fees:38.00 Taxes:3329.45

20040716-0085154

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT F. STAMPS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2004.

Notary Public

My Commission Expires: 7/24/04

HOLLY B. GATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD P. STAMPS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2004.

Notary Public

My Commission Expires: 7/24/04

HOLLY B. GATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit "A"
Page 1

Legal Description

Being a tract of land lying in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described according to a survey by Timothy R. Buchanan, T.L.S. No. 1698, dated December 15, 2003, last revised April 22, 2004, as follows:

Beginning at an iron rod found on the westerly right-of-way margin of State Route 96, being approximately 110' west of centerline of said road, said iron rod also being the northeast corner of the Johnny Groves property, as of record in Deed Book 8749, page 518, Register's Office of Davidson County, Tennessee (RODC,TN);

Thence leaving said right-of-way margin and with said Groves property, North 86°15'44" West, a distance of 248.33 feet to an iron rod set at the base of an existing iron stake at the northwest corner of the Wayne Groves, et ux property, as of record in Deed Book 8742, page 989, RODC,TN;

Thence with said Groves property, North 88°28'12" West, a distance of 301.28 feet to the center of a 36" Black Oak tree at the northeasterly corner of the Charles Wayne Groves, et ux property, as of record in Deed Book 8634, page 259, RODC,TN;

Thence with said Groves property the following calls:

South 88°47'14" West, a distance of 86.59 feet to an iron rod found;

North 66°02'44" West, a distance of 733.55 feet to a planted stone found near a fence line;

South 02°46'40" West, a distance of 1510.18 feet to an iron rod found at a northerly corner of Fox Hollow Farms, as of record in Plat Book 9700, page 292, RODC,TN;

Thence with said Fox Hollow Farms, North 88°20'59" West, a distance of 2850.60
feet to an iron rod found at the most northwesterly corner of said Fox Hollow Farms;

Thence continuing with said Fox Hollow Farms, South 03°04'16" West, a distance of 1618.40 feet to a point on the approximate boundary between Davidson and Williamson County, said point being North 03°04'16" East, a distance of 758.96 feet from an iron rod found at a northerly corner of the Liberty State Bank property as of record in Deed Book 2618, page 964, Register's Office of Williamson, County, Tennessee;

Thence with said county boundary and severing the Robert F. Stamps, and Richard P. Stamps property, as of record in Will Book 151, page 413, RODC, TN, North 13°18'02" West, a distance of 2506.79 to a point in the southerly line of the of the William Harold Bumpous, Sr. Property as of record in Deed Book 6273, page 609, RODC, TN;

Thence with said Bumpous Property, the following calls:

North 46°04'33" East, a distance of 62.55 feet to a P.K. nail and washer set in the approximate centerline of an abandoned roadbed;

Thence with said roadbed, North 58°19'33" East, a distance of 565.95 feet to an iron rod set;

North 71°43'09" East, a distance of 177.09 feet to a P.K. nail and washer set in the approximate centerline of Hurricane Creek, also known as Hurricane Branch, Whippoorwill Creek, and Brush Creek;

Thence with the approximate centerline of said creek, North 64°09'07" East, a distance of 297.09 feet to an iron rod set;

South 71°06'55" East, a distance of 143.09 feet to a P.K. nail and washer set;

North 65°28'40" East, a distance of 396.73 feet to a point;

North 80°46'44" East, a distance of 200.26 feet to a point;

North 54°44'39" East, a distance of 160.82 feet to an iron rod set;

North 60°48'51" East, a distance of 112.80 feet to a point;

North 55°15'34" East, a distance of 192.05 feet to an iron rod set in the approximate centerline of an abandoned road bed;

Thence with said approximate centerline of the abandoned road bed the following calls:

North 62°16'21" East, a distance of 53.55 feet to an iron rod set;

North 43°26'25" East, a distance of 26.19 feet to an iron rod set;

North 71°28'12" East, a distance of 72.99 feet to an iron rod set;

North 84°19'43" East, a distance of 264.00 feet to a point in the approximate centerline of Hurricane Creek;

Thence with said approximate centerline of Hurricane Creek the following calls:

North 62°34'33" East, a distance of 275.55 feet to a point;

North 51°34'33" East, a distance of 297.00 feet to an iron rod set;

North 16°01'05" East, a distance of 36.37 feet to a P.K. nail and washer set;

North 71°45'51" East, a distance of 436.39 feet to a P.K. nail and washer set in the southerly line of the George Lee Roberts and wife Lola Roberts property as of record in Deed Book 2094, page 317, RODC,TN;

Thence with said Roberts Property, and continuing with the approximate centerline of Hurricane Creek, North 37°31'04" East, a distance of 198.24 feet to a point in the southerly line of the Charlie R. Mitchell, Jr. property as of record in Book 20040315, page 29342, RODC,TN; said point also being South 39°25'46" East, 17.20 feet from a concrete right-of-way monument;

Thence with said Brent Property, and continuing with the approximate centerline of Hurricane Creek, North 65°21'07" East, a distance of 361.48 feet to a point lying in the southerly right-of-way margin of State Route 100;

Thence with said southerly right-of-way margin of State Route 100 the following calls:

South 32°56'32" East, a distance of 14.95 feet to a concrete right-of-way monument;

North 57°03'28" East, a distance of 71.72 feet to a point in the approximate centerline of Hurricane Creek, said point also being a northwesterly corner of the Metropolitan Nashville-Davidson County Property, as of record in Deed Book 5413, page 434, RODC,TN;

Thence with said Metropolitan Nashville-Davidson County Property and with the approximate centerline of Hurricane Creek, North 74°18'53" East, a distance of 198.48 feet to a point in the southerly line of the Mohammad Jalalian Property, as of record in Deed Book 8976, page 294, RODC,TN, said point also being South 38°29'53" East, 59.16 feet from a concrete right-of-way monument;

Thence with said Jalalian Property, and continuing with the approximate centerline of Hurricane Creek, North 43°24'19" East, a distance of 60.00 feet to a point in the westerly right-of-way margin of State Route 96;

Thence with said westerly right-of-way margin of State Route 96 the following calls;

South 88°00'52" East, a distance of 38.90 feet to a concrete right-of-way monument;

South 39°00'45" East, a distance of 340.81 feet to a concrete right-of-way monument;

South 38°13'29" East, a distance of 289.54 feet to an iron rod set;

A non-tangential curve to the right having a central angle of 1°44'35", a radius of 1789.86 feet, an arc length of 54.45 feet and a chord bearing and distance of South 34°06'45" East, 54.45 feet to an iron rod set;

South 37°48'48" East, a distance of 94.50 feet to an iron rod set;

A non-tangential curve to the right having a central angle of 18°54'25", a radius of 1799.86 feet, an arc length of 593.93 feet, and a chord bearing and distance of South 20°47'15" East, 591.24 feet to a iron rod set;

South 08°29'57" East, a distance of 291.10 feet to an iron rod set;

South 07°01'00" East, a distance of 206.21 feet to the Point of Beginning, containing 179.974 ACRES, more or less, and being a portion of the same property conveyed to Robert F. Stamps, and Richard P. Stamps as of record in Will Book 151, page 413 RODC, TN.

Being part of the same property devised to William H. Allison for his life and then to the children of the said William H. Allison by Will of Thomas J. Allison of record in Will Book 35, page 483, Office of the County Court of Davidson County, Tennessee, and by partition by the Chancery Court of Williamson County, Tennessee,

of record in Minute Book 3, Page 255, Probate Court for Williamson County, Tennessee. The property having been acquired by H. T. Allison, son of William H. Allison, and wife, Flora Smith Allison, under the terms of the aforedescribed will and by deeds of record in Book 747, page 608, Book 881, page 166, Book 1040, page 180, Book 1174, page 289, and Book 2592, page 558, Register's Office for Davidson County, Tennessee, and by deeds of record in Deed Book 95, page 510, Deed Book 95, page 511, Deed Book 95,
page 513, Deed Book 95, page 516, and Deed Book 102, page 456, Register's Office for Williamson County, Tennessee. The said H. T. Allison having devised his interest in the property to his wife, Flora Smith Allison by will of record in Will Book 70, page 344, Office of the Probate Court of Davidson County, Tennessee. The
said Flora Smith Allison having devised said property to Mary Smith Stamps by will of record in Will Book 73, page 71, Office of the Probate Court of Davidson County, Tennessee. Being part of the same property the said Mary Smith Stamps having devised to Robert F. Stamps and Richard P. Stamps by will of record in Will Book 151, page 412, Probate Court of Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. State and County Taxes for the year 2004, which have been prorated and assumed by Grantee.

2. "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. Sec. 67-5-1008, which are expressly assumed by Grantee.

3. Easement to Harpeth Valley Utility District for Williamson and Davidson County, Tennessee, recorded as Instrument No. 20040204-0013637, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the boundary survey of the Stamps property by Buchanan Land Surveying dated December 15, 2003, last revised April 22, 2004.