THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3909

Davidson County DEEDWARR
Recvd: 09/21/04 11:07 2pgs
Fees:13.00 Taxes:185.00
20040921-0113483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, cash in hand paid by ROD BROWN and JIM GUNTER, receipt of which is hereby acknowledged, I, ANNA K. PRESLEY, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said ROD BROWN and JIM GUNTER, as tenants in common, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod pin on the West margin of McCrory Lane (25 Feet from the center) located North 21 degrees 56 minutes 4 seconds West 1101.96 feet from the centerline intersection of McCrory Lane and Russell Road and the Northeast corner of Noel B. Tulipan (ref. Deed Book 6606, Page 936 in the Register's Office of Davidson County, Tennessee); thence leaving McCrory Lane and with Tulipan's North line, South 82 degrees 00 minutes 00 seconds West passing a concrete post at 22.87 feet, in all 592.40 feet In all existing concrete post, Tulipan's Northwest corner; thence leaving Tulipan and with four new lines: South 59 degrees 40 minutes 35 seconds West 200.88 feet to an iron pin set; thence North 14 degrees 10 minutes 09 seconds West 448.96 feet to an iron pin set; thence South *83 degrees 20 minutes 52 seconds* East 681.30 feet to an iron pin set in a fence; thence North 88 degrees 44 minutes 45 seconds East 159.53 feet to an iron pin *set on* the West margin of McCrory Lane; thence with the West margin of McCrory Lane, South 11 degrees 04 minutes 04 seconds East 69.62 feet to an iron pin set; thence with a curve to the right having the following characteristics: Delta = 00 degrees 42 minutes 47 seconds; Radius = 8806.55 feet; Arc = 109.59 feet; Tangent = 54.80 feet; Chord = South 10 degrees 42 minutes 40 seconds East 109.59 feet, to the point of beginning, and containing 5.00 acres, more or less, according to a survey by Randolph L. Chapdelaine, RLS #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated September 10, 1998.

Being part of the same property conveyed to Christine Hutton Presley, by deed from R. N. Hutton, dated June 26, 1952, and of record in Book 2083, Page 295, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Christine H. Presley, by deed from Roger N. Hutton, dated October 6, 1960, and of record in Book 3136, Page 419, in the Register's Office of Davidson County, Tennessee. Also being part of the same property title to which vested in William C. Presley, a life estate and the remainder to Anna R. Cooksey, now known as Anna K. Presley, by Last Will and Testament of Christine H. Presley, deceased, dated December 18, 2002, and of record in Instrument # 4998-969604, in the Probate Court for Davidson County, Tennessee. Also being part of the same property in which an Affidavit of Inheritance was executed by William Charles Presley and Anna K. Presley, to William Charles Presley for a life estate and then to Anna K. Presley, upon his death, dated August 11, 2003, and of record in Instrument # 20031031-0160226, in the Register's Office of Davidson County, Tennessee. (The said William Charles Presley is now deceased.)

This conveyance is subject to the right of way of McCrory Lane or Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROD BROWN and JIM GUNTER, their heirs and assigns, forever. And I do covenant with the said ROD BROWN and JIM GUNTER, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2004 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ROD BROWN and JIM GUNTER, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 16 day of September, 2004.

Anna K. Presley
ANNA K. PRESLEY

STATE OF TEXAS
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ANNA K. PRESLEY, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16 day of September, 2004.

VIVA M. AVILA
Notary Public, State of Texas
Travis County
My Comm. Expires July 16, 2006

Viva M Avila
NOTARY PUBLIC

My Commission Expires: 7/16/06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jim Gunter
AFFIANT

Sworn to and subscribed to before me this 17TH day of September, 2004.

Joseph M. Barrett
NOTARY PUBLIC

SEP. M. BARRETT
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN

My Commission Expires: JUNE 20, 2005

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Tax Map 155
Parcel No. 6.00
Field Book: 9D-17965

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
ROD BROWN & JIM GUNTER
7601 INDIAN SPRINGS RD.
NASHVILLE, TN 37221