THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 04/28/05 08:41 2 pgs
Fees:13.00 Taxes:114.70
20050428-0047188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $31,000.00

Rod Brown
Affiant

Subscribed and sworn to before me this the 26 day of April, 2005.

Vicky L Porter
Notary Public

My Commission Expires: 8/26/08

VICKY L PORTER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rod Brown 437 E. Kingston Springs Road Pegram, Tennessee 37143	Same	Map 155 Parcel 6.00 Field Book 9D-17965

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Jim Gunter,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rod Brown,** hereinafter called the Grantee, his heirs and assigns, all of my undivided one-half interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 fo 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 Land 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; 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 the same property conveyed to Rod Brown and Jim Gunter by deed from Anna K. Presley, unmarried, of record in Instrument No. 20040921-0113483, Register's Office for Davidson County, Tennessee.

This conveyance will vest full fee simple ownership into Rod Brown. This is not the principal place of residence of the Grantor.

This is the same legal description as on the previous deed of record. Subject to the right-of-way of McCrory Lane.

2005 Metropolitan Government taxes have been prorated between the parties and payment when due and payable is the responsibility of the Grantee.

This instrument has been prepared upon information furnished by the parties and without benefit of title examination or closing thereof.

This is improved property commonly known as 8519 McCrory Lane, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 26th day of April, 2005.

Jim Gunter
JIM GUNTER

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Jim Gunter, 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 seal at Nashville, Tennessee, this 26th day of April, 2005.

Vicky L Porter
NOTARY PUBLIC

VICKY L. PORTER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 8/26/07