McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,950,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2006.

Notary Public

My commission expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/31/06 11:13 3 pg
Fees:18.00 Taxes:10915.00
20060131-0011871

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen J. Kozy	**PrimeTrust Bank**	**Map 164, Parcel 82** **Map 164, Parcel 180** **Map 164, Parcel 181**
P. O. Box 277	**7651 Highway 70 South**	
Watertown, Tennessee 37184	**Nashville, Tennessee 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

R. Dennis Britt and wife, Martha Lou Britt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen J. Kozy

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" FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Tract 2 (Map/Parcel 164-82.00):
Easement granted to United States of America for Transmission Line right of way as shown in Instrument # 20020909-0109148, Register's Office for Davidson County, Tennessee.
Right of Way Easement granted to Colonial Pipeline Company, of record in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment of record in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 30th day of January, 2006.

X R. Dennis Britt
R. Dennis Britt

X Martha Lou Britt
Martha Lou Britt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, R. Dennis Britt and wife, Martha Lou Britt , the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 30th day of January, 2006.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05285-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

EXHIBIT "A"

Tract 1-A: MAP AND PARCEL 164-181 A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND in the 2nd Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, Civil Engineer on February 10, 1968, as follows: BEGINNING at a point in the center line of Pin Hook Road, at the common front corner of the J. C. Estes Property, and the tract herein described; thence with the center line of said road, North 89 deg. 04 min. West 237.5 feet to a point; thence North 1 deg. 30 min. East 1325 feet to a point; thence North 1 deg. 30 min. East 1325 feet to a point; thence North 0 deg. 42 min. East 1420.6 feet to a point in an old fence line; thence with said old fence line, South 89 deg. 30 min. East 237.5 feet to an old iron pin set by others; thence South 1 deg. 01 min. West 2302.4 feet to a point; thence South 1 deg. 30 min. W. 445 feet to the point of BEGINNING, containing 14.97 acres, more or less.

Being the same property conveyed to R. DENNIS BRITT and wife, MARTHA LOU BRITT by Warranty Deed dated April 20, 1976, from Beatrice McPeake Lofton Templeton and husband, Gerald L. Templeton, of record in Book 5017, page 561, Register's Office for Davidson County, Tennessee. This is improved property also known as 3562 PinHook Road, Antioch, Davidson County, Tennessee 37013.

Tract 1-B: Map and Parcel 164-00-0-180.00 Certain real estate in Davidson County, Tennessee, as follows: Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, on February 10, 1968, as follows: BEGINNING at a point in the center line of Pin Hook Road, at the common front corner of the tract conveyed to James H. Lofton and wife, by deed of record in Book 4212, Page 430, Register's Office for Davidson County, Tennessee, and the tract herein described; thence with the center line of said road, north 89 deg. 04 min. West 237.5 feet to a point; thence north 1 deg. 30 min. East 1,325 feet to a point; thence north 0 deg. 42 min. East 1,420.6 feet, more or less to a point in an old fence line; thence with said old fence line North 88 deg. 45 min. East 237.5 feet to a point, the common rear corner of the said James H. Lofton Tract and the tract herein described; thence with the dividing line between the Lofton tract and the land herein described, South 0 deg. 42 min. West 1,420.6 feet; thence South 1 deg. 30 min. West 1,325.00 feet to the point of BEGINNING, containing 14.97 acres, more or less.

Being the same property conveyed to R. DENNIS BRITT and wife, MARTHA LOU BRITT by Installment Deed dated March 20, 1968, from R. S. Scruggs and wife, Sadie W. Scruggs, of record in Book 4221, page 392, Register's Office for Davidson County, Tennessee. This is improved property also known as 3562 Pin Hook Road, Antioch, Davidson County, Tennessee 37013.

Tract 2: MAP AND PARCEL 164-82.00 A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in the Second Civil District of said County, described according to a survey made by John D. Kerr, Surveyor, May 22 and 23, 1956, as follows: BEGINNING in the center of Pin Hook Road at a point 200 feet north 57 deg. 10' east of a post at the intersection of the northeasterly margin of the Dixie Highway (Murfreesboro Road) and the northwesterly margin of Pin Hook Road; thence north 78-1/2 deg. East 165 feet, more or less, along the center of Pin Hook Road, to a point; thence north 6 deg. East 18.9 feet, more or less to the northerly margin of Pin Hook Road; thence south 87 ½ feet deg. east 476 feet to the southwest corner of a tract of land conveyed to Foster by deed of record in Book 2436, page 381, Register's Office for Davidson County, Tennessee; thence along Foster's Westerly line, north 2 ½ deg. East 614.2 feet to Foster's northwest corner; thence along Foster's northerly line, north 80 deg. 40' east 279.9 feet to Foster's northeast corner; thence north 2 ½ deg. East 1069.3 feet to a point; thence north 87 deg. West 564.3 feet to a point; thence south 2 deg. 15' west 199 feet to a point; thence south 44 deg. 15' west 1405.5 feet to a point; thence (along the northeasterly lines of tracts of land conveyed to Hooper by deed of record in Book 2547, page 93, to Whaley by deed of record in Book 2546, page 374 to Thomas L. Felts by deed of record in Book 2546, page 335, and the northeasterly line of part of a tract conveyed to Dorothy Ann Felts by deed of record in Book 2546, page 333, all in the Register's Office) south 45 deg. 15' east 685 feet to a point; thence along the northeasterly line of the remaining portion of the said tract conveyed to Dorothy Ann Felts, south 23 deg. East 140 feet to the BEGINNING, containing 36.48 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS PROPERTY CONVEYED BY DEED OF RECORD IN BOOK 4728, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS DESCRIBIED BELOW: Land in the 2nd Civil District of Davidson County, Tennessee. Being bounded on the north and west by other lands of Charles Webb, Jr. on the East and South by Kelley on the the South by Pin Hook Road. BEGINNING in the center line of Pin Hook Road on the right-of-way of U.S. #41 Highway (Dixie Highway) and going N-57 deg. 10-E 200'; thence S-87 deg. 30-E 467' to a nail in the center line of Pin Hood Road, being the beginning point of this survey. Thence S-87 deg. 30-E 174' to a nail in the center line of said road; thence N-3 deg. 21-E 635.1' with fence and property line of Kelley property to a corner post; thence N-85 deg. 28-E 280' with Kelley property and fence to the east side of a drain branch to an old corner post; thence N-3 deg. 55-E 427.9' with fence to a pin in fence; thence leaving and going with land of Charles Webb, Jr. S-84 deg. 58-W 284.3' to a pin in field; thence S-3 deg. 21-W 388.4' to a pin in field; thence S-34 deg. 34-W 405.9' to a pin in lot; thence S-2 deg. 59-E 329.2' through a pin set 25' off center line of Pin Hook Road to a nail in the center line of road being the beginning point of this survey, containing 5.0 acres, more or less.

Tract 2: (Map/Parcel 164-82.00) Being the same property conveyed to Dennis Britt and wife, Lou Britt, by Warranty Deed, September 28, 1995, from Charles Webb, Jr. and Margin N. Webb, both unmarried, of record in Book 9812, page 837, and rerecorded in Book _____, page _____, Dated, Register's Office for Davidson County, Tennessee. This is unimproved property also known as 3514 PinHook Road, Nashville, Davidson County, Tennessee 37013.

R. Dennis Britt and Dennis Britt is one and the same person.

Martha Lou Britt and Lou Britt is one and the same person.