WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/06 11:13 3 pgs
Fees:18.00 Taxes:481.00
20060315-0029781

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2006

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myers E. Brown, II (NAME)	SAME AS NEW OWNERS (NAME)	MAP 44-1
103 Hickman Street (ADDRESS)	(ADDRESS)	PARCEL 2
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JoAnn Stephens Batey and Debbie Stephens Gregory as Heirs-at-Law of Walter M. Stephens and Saul Stephens and Leah Connell as Heirs-at-Law of Walter M. ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myers E. Brown, II and wife, Angela W. Brown

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:

** Stephens, Jr.

See attached Exhibit "a' for legal description

unimproved ( )
This is improved (X) property, known as 103 Hickman Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hand s this 10th day of March, 2006

JoAnn Stephens Batey — Saul Stephens by JoAnn Batey his attorney in fact

Debbie Stephens Gregory — Leah Connell by JoAnn Batey her attorney in fact

By: JoAnn Batey her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JoAnn Stephens Batey ~~and Debbie Stephens Gregory~~

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of March, 2006.

Commission expires March 25, 2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2006, before me personally appeared JoAnn Batey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debbie Stephens Gregory, and acknowledged that she executed the same as the free act and deed of Debbie Stephens Gregory.

Witness my hand and official seal at office at Madison, Tennessee, this 10th day of March, 2006.

My Commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2006, before me personally appeared JoAnn Batey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Saul Stephens, and acknowledged that she executed the same as the free act and deed of Saul Stephens.

Witness my hand and official seal at office at Madison, Tennessee, this 10th day of March, 2006.

My Commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of March, 2006, before me personally appeared JoAnn Batey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leah Connell, and acknowledged that she executed the same as the free act and deed of Leah Connell.

Witness my hand and official seal at office at Madison, Tennessee, this 10th day of March, 2006.

My Commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Certain real property situated in DAVIDSON County, Tennessee, being Lot No. **10 on the Plan of Scenic View Subdivision, according to an unrecorded plan** prepared by W. W. Turner Company, Engineers, on August 20, 1948, described as follows:

BEGINNING with a concrete monument at the south end of the return, at the northeast corner of the intersection of Hadley Bend Road and Hickman Street and running thence the following courses and distances: in a southwesterly direction along the easterly margin of Hickman Street a distance of 68.4 feet to an iron pin, the point of beginning; continuing in a southwesterly direction along the easterly margin of Hickman Street a distance of 100 feet to an iron pin in a line between lots 10 and 11; thence continuing in a southeasterly direction along the line between Lots 10 and 11, a distance of 242.5 feet to an iron pin in a dead line; thence continuing in a northeasterly direction along said dead line a distance of 100 feet to an iron pin in a line between Lots 9 and 10, thence continuing in a northwesterly direction along a line between Lots 9 and 10 a distance of 236.5 feet to an iron pin and the point of beginning.

Being the same property conveyed to Walter Stephens and wife, Marian Stephens by deed from The Nashville Industrial Corporation which deed is dated November 19, 1956 and recorded in Book 2802, Page 592, Register's Office for Davidson County, Tennessee. The said Marian Stephens having since died on October 21, 2003, and the said Walter M. Stephens having since died intestate on March 27, 2005, leaving the following heirs-at-law; JoAnn Stephens Batey (daughter), Debbie Stephens Gregory (daughter), Saul Stephens and Leah Connell, (grandchildren of Walter M. Stephens) and only heirs-at-law of Walter M. Stephens, Jr. (son of Walter Stephens and wife, Marian Stephens) who died on March 4, 2005.

THIS PROPERTY IS CONVEYED SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS AND SUBJECT TO NOTES, EASEMENTS, ETC., IF ANY, AS MAY BE SET FORTH ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION AS PREPARED BY W. W. TURNER COMPANY, ENGINEERS, DATED AUGUST 20, 1948.