BOOK 10293 PG 633

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of December, 1996, by and between WILLIAM S. CRUTCHER and LINDA W. CRUTCHER, HUSBAND AND WIFE, Grantors, and TERRY FLATT and KIM FLATT, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM S. CRUTCHER and LINDA W. CRUTCHER, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said TERRY FLATT and KIM FLATT, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSN County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is UN improved property known as APPROX 13.28 ACRES ON LICKTON PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

WILLIAM S. CRUTCHER
Signature of Seller

LINDA W. CRUTCHER
Signature of Seller

8258 12/23 0101 03CHECK 486.60

0258131
IDENTIF. ← REFERENCE

95 DEC 23 AM 10:43
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WILLIAM S. CRUTCHER and LINDA W. CRUTCHER, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **December, 1996.**

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE — DENISE C. ALLIS — DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

TERRY FLATT and KIM FLATT
421 Chickasaw Trail
Goodlettsville, TN 37072

Property Address:

APPROX 13.28 ACRES ON LICKTON PIKE
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Parcel #: MAP 012, PARCELS 114 & 115

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$128,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **December, 1996.**

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE — DENISE C. ALLIS — DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Tract No. 1: A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08' 09" East 156.34 feet; thence North 74 deg. 41' 02" East 200.70 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 56' 29" West 1342.45 feet to an iron pin; thence, North 86 deg. 22' 18" East 225.00 feet to an iron pin; thence South 23 deg. 39' 13" East 1302.87 feet to an iron pin; in the Northerly margin of Lickton Pike; thence, in a southeasterly direction along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" for a distance of 60.01 feet to an iron pin; thence, South 77 deg. 03' 19" West 148.07 feet to the point of beginning and containing 6.31 acres, more or less.

Tract No. 2: A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08' 09" East 156.34 feet; thence North 74 deg. 41' 02" East 200.70 feet to an iron pin; thence, North 77 deg. 03' 19" East 148.07 feet to an iron pin; thence along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" from the southeasterly corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 39' 13" West 1302.87 feet to an iron pin; thence North 86 deg. 22' 18" East 300.00 feet to an iron pin; thence, South 19 deg. 23' 46" East 1256.65 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction with said margin of said pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53' 27" for a distance of 196.11 feet to the point of beginning and containing 6.97 acres, more or less.

BEING the same property conveyed to WILLIAM S. CRUTCHER and LINDA W. CRUTCHER, HUSBAND AND WIFE, by Deed from JOHN T. HYDE, of record in Book 8093, page 623, Register's Office for DAVIDSN County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 012, PARCELS 114 & 115).

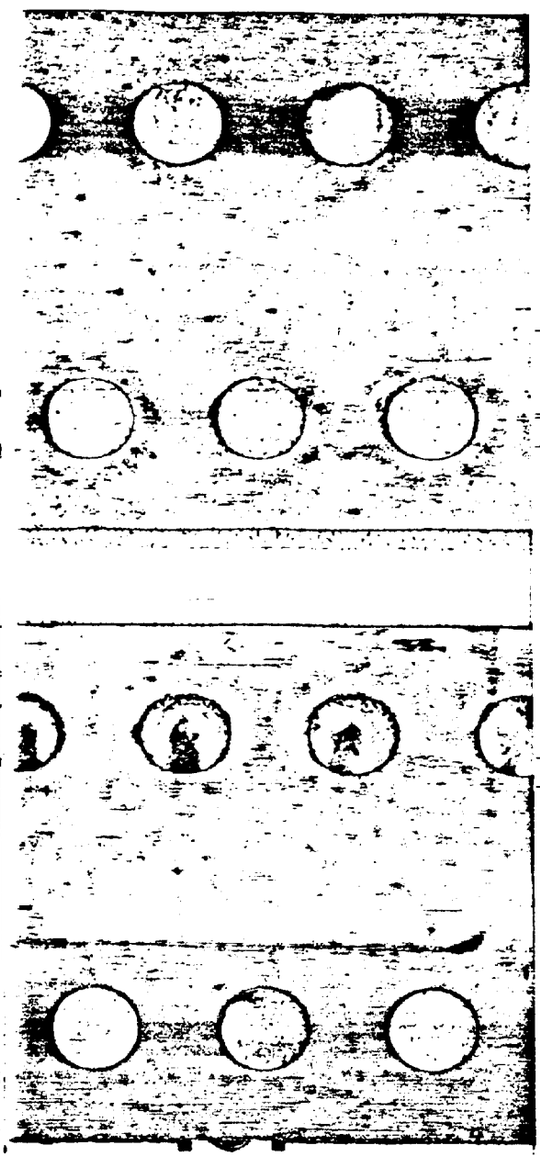
2. Right of way Easement to Davidson County, Tennessee, of record in Book 1634, page 623, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way granted to Southern Bell Telephone & Telegrapg Co., of record in Book 1118, page 463, said Register's Office.

4. Easement rights for ingress and egress for the purpose of visiting the burial grounds by the next of kin of the persons buried there.

5. Thatt portion of the property constituting or used as burial grounds.

6. Restrictive Covenants of record in Deed Book 6881, Page 973, and of record in Book 6881, page 986, Register's Office for DAVIDSN County, Tennessee.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10293 PG 636

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	486.60
			CHECK	486.60
12/23/96	01		10:43 0001	8258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258131 IDENTIF. ↑ REFERENCE

96 DEC 23 AM 10:43

DAVIDSON COUNTY, TN.

No. 1100832