This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

NEW OWNER

NAME OF MORTGAGEE:

Franklin National Bank
210 Public Square
Franklin, Tennessee

ADDRESS NEW OWNER:

2125 So. Highlander Drive
Nashville, TN 37221

MAP 161-O, GROUP ____, PARCEL 02000.

BOOK 10072 PG 406

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND & NO/100 ($240,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Hershel Eaton and wife, Edna Eaton has this day bargained and sold and does hereby transfer and convey unto William E. Kantz, Jr., his/her/their/its heirs, successors or assigns, the following described property:

A tract of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by William C. Parrish, Associates, Engineers, dated October 5, 1955, as follows:

Beginning at a stake in the margin of the N.C. & St. L. Railway right-of-way at the southwest corner of the W.W. Owens Property; thence with the margin of said Railroad right-of-way, southwestwardly 1375 feet, more or less, to a stake; thence northwardly 3 deg. 20' west 2967.6 feet, more or less to a stake; thence southwardly 87 deg. 15' east, 406 feet to a stake; thence southwardly 4 deg. 30' west 1688.5 feet to stake; thence southwardly 79 deg. 15' east 528 feet to a post; thence southwardly 33 deg. 00' east 166.4 feet to the point of beginning, containing 24.2 acres, more or less.

Also conveyed herewith are the rights-of way of ingress and egress to Highway 100 across The Nashville, Chattanooga & St. Louis Railway as set forth in instruments of record in Book 1542, page 497 and Book 1579, page 275, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hershel Eaton and wife, Edna Eaton by warranty deed of John J. Hines and wife, Lucille C. Hines, of record in Book 3832, page 913, Register's Office of Davidson County, Tennessee.

RE-RECORD BOOK 10216 PG 973

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said William E. Kantz, Jr., his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said William E. Kantz, Jr., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Map 143-O, Parcel 02000. Grantors have paid their pro-rata portion of said taxes to Grantee and Grantee will be responsible for payment of said taxes when same become due and payable. Any rollback taxes will be paid by Grantor.

2. Greenbelt Application of record in Book 8949, page 595, Register's Office of Davidson County, Tennessee.

3. Easement granted Metropolitan Government of Nashville and Davidson County of record in Book 7569, page 395, Register's Office of Davidson County, Tennessee.

RE- RE-RECORD BOOK 10324 PG 693

BOOK 10072 PG 407

Terms and conditions relative to right of way for ingress and egress as set forth in Book 1542, page 497 and Book 1579, page 275, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said William E. Kantz, Jr. his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 3rd day of June, 1996.

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY WHEN RECEIVED THIS DOCUMENT WAS BROUGHT FOR RECORD

Herschel Eaton

Edna E. Eaton

RE-RECORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Herchel Eaton and wife, Edna Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 3rd day of June,

(SEAL)

Jean C. Patterson
~~Cynthia M. Board~~, Notary Public
jcp

My Commission Expires:
8/24/97
~~January 25, 1998~~ jcp

PICK-UP

95 JUN -4 AM 11:53

0180510

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

RE- RE-RECORD BOOK 10324 PG 694

William E. Kantz Jr.

Sworn to and subscribed before me, on this the 3rd day of June, 1996.

(SEAL)

Jean C. Patterson
~~Cynthia M. Board~~, Notary Public
jcp

My Commission Expires:
8/24/97
~~January 25, 1998~~ jcp

OFF REC

Z

0233288

IDENTIFICATION REFERENCE

96 OCT -4 PM 4:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD BOOK 10213 PG 975

RE-RE-RECORD

BOOK 10324 PG 695

[illegible] 2.00

I hereby certify that this is a true copy of original instrument filed in my office.
In Book 10072 Page 406
This 4TH day of OCT 1996
FELIX Z. WILSON, Register of Deeds
By [signature]
Deputy Register

William E. Kantz Jr.

July 26, 1996

RE-RECORD BOOK 10213 PG 976

John Drake
CSX Transportation
3000 Seaboard Drive
Nashville, TN 37211

Dear Mr. Drake.

A few days ago I called in regards to the process I would need to take in order to obtain permission to widen an easement that already crosses rail road property. I then visited with Mike Duke and gave him the map and parcel and location of the easement. He informed me that you would be back in town this week and that he would put the information on your desk for your review.

This property description is Map 143 Parcel #20 (24.2 Acres) and is located across Hwy 100 from Piercy Warner Park. I have a 20 foot easement that has been established for about 48 years that allows access over L&N Railroad (CSX) property. I would like to request permission for an AT-GRADE crossing for the roadway to serve a proposed residential development consisting of approx. 60 lots.

Yesterday, I spoke with the City Codes people and they informed me that I will need a 50 foot easement if it is a ppublicroad and may be able to get by with a 40 foot width if it is a private road. My existing easement and crossing is located 1,065 feet west from R.R. mile marker 10 on L&N Railroad.

I would like you to look into the possibility of me widening the easement just 20 to 30 more feet so it will adhere to code and zoning requirements for a private and/or public road.

It is also my understanding that CSX will sometime in the near future be changing out the railroad tracks on this particular area. If this will effect what type of rail or railroad ties need to be laid in this area I would prefer to do it while it is being laid versus at a later date at a considerable expense This is not my area of expertise but I am sure it will have some effect.

I would like to set an appointment and meet with you this next Wednesday. Thank you for your time and I look forward to meeting with you.

Sincerely,

William E. Kantz Jr.

RE-RECORD BOOK 10324 PG 696

7216 Hwy 100 - Nashville - Tennessee - 37221 - 615-353-4685

RE-RECORD BOOK 10213 PG 977

CSX
TRANSPORTATION

10213 723

Nashville, Tn
August 22, 1996

To: William E. Kantz Jr.

From: C.M. Duke, CSX Transportation Co., Nashville, Tn

Subject: Grade Crossing N-10.2, Bruceton Sub

I talked with Mr. John Drake about your letter and any request he might have to your proposal. In the interest of safety he made the following points if you are to convert a private crossing to a public crossing:

(1) The new crossing will be covered by perpetual maintenance agreement between CSX and the land owner.

(2) In the interest of safety for the public crossing lights and bells will be installed at the expense of the land owner.

(3) The easement and widened crossing will be at the expense of the land owner.

If these points meet with your approval the request and estimates will be requested and sent to you.

Yours truly,

C. M. Duke

C. M. Duke
Project Engineer

0229788
IDENTIF. # REFERENCE

95 SEP 26 PM 3:24

MAIL ENV.

3295 09/26 0101 03CHECK 8.00

RE- RE-RECORD

BOOK 10324 PG 697

REC

OFF

RE-RECORD BOOK 10218 PG 078

RE- RE-RECORD BOOK 10324 PG 608

0233278

IDENTIF. & REFERENCE

96 OCT -4 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

I hereby certify that this is a true copy of original instrument filed for record in Book 10324 page 223 this 4th day of Oct 19 96
FELIX Z. WILSON, Register
By [illegible]
Deputy Register

001 1.00 10/04 0201 02CASH

William E. Kantz Jr.

RE-RECORD BOOK 10218 PG 979

September 10, 1996

C. Mike Duke
CSX Transportation
3000 Seaboard Dr.
Nashville, TN. 37211

Dear Mike,

I am in receipt of your letter dated August 22, 1996 (attached) where as CSX has accepted my request to widen my current easement from 20 to 50 feet. I will agree to the terms mentioned in section 1,2 & 3 that John Drake has recommended. I would like to have you send me the request, estimates and a copy of the perpetual maintenance agreement, as you mentioned in your letter.

I want you to know that I really appreciate you and Mr. Drake taking the time to help me with this request. If you have any questions please feel free to call me.

Sincerely,

William E. Kantz Jr.

William E. Kantz Jr.

RE- RE-RECORD BOOK 10324 PG 699

7216 Hwy 100 - Nashville - Tennessee - 37221 - 615-353-4685

[illegible]

TO: P.L. SPITZNAGEL, DISTRICT ENGINEER, LITHIA SPRINGS, GA.

FR: C.M. DUKE, PROJECT ENGINEER, NASHVILLE, TN. C M Duke

SUBJECT: 50 FT. WIDE EASEMENT FOR PRIVATE CROSSING AT VAUGHANS GAP, TN

THE ATTACHED LETTER IS FROM WILLIAM E. KANTZ WHO DESIRES TO HAVE HIS 20 FT. CROSSING INCREASED TO A 50 FT. EASEMENT. HIS PLAN IS TO MAKE THIS PRIVATE CROSSING A PUBLIC CROSSING WITH THE FUTURE OWNERSHIP AND MAINTENANCE TO BE BORNE BY METRO NASHVILLE.

HE HAS AGREED TO FUND THE INSTALLATION OF AUTOMATIC CROSSING PROTECTION, CROSSING AGREEMENT BETWEEN CSX AND METRO FOR PERPETUAL MAINTENANCE COST, ALONG WITH COST TO WIDEN THE CROSSING.

PLEASE FORWARD FOR PREPARATION OF EASEMENT.

CMDUKE 133040 XEI
-EOT- CSRPRODJ-DATE 10/03/96-TIME 133549

RE-RECORD RBK 10218 PG 980

Betty R. Hatchett
Notary at Large
Comm. expires 9-27-99

96 OCT -4 PM 4:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

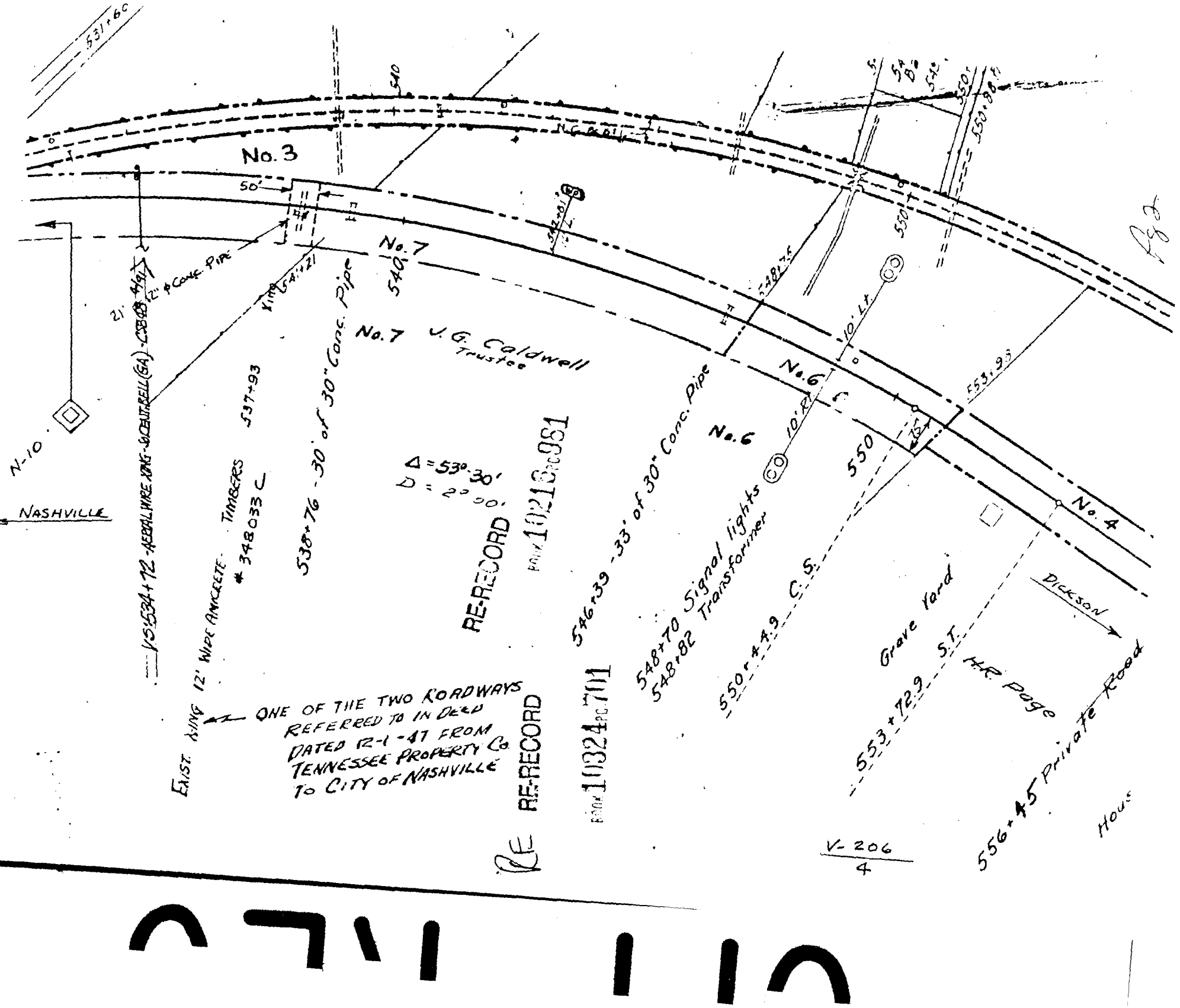
02333292
IDENTIFICATION REFERENCE

MAIL ENV

7010 10/04 0101 NASH 36.00

RE- RE-RECORD RBK 10324 PG 700

Pg. 1


531+60
540
No. 3
50'
No. 7
540'
No. 7 V. G. Caldwell Trustee
No. 6
No. 4
537+93
538+76 - 30' of 30" Conc. Pipe
546+39 - 33' of 30" Conc. Pipe
548+70 Signal lights
548+82 Transformer
550+49 C.S.
553+72 S.T.
553.93
550'
550.88 ft.
10' Rt.
10' Lt.
21' ø Conc. Pipe
Grave Yard
H.R. Page
Dickson
556+45 Private Road
N-10
NASHVILLE
EXIST. 12' WIDE ASPHALTE
TIMBERED
348033 C
ONE OF THE TWO ROADWAYS REFERRED TO IN DEED DATED 12-1-47 FROM TENNESSEE PROPERTY CO. TO CITY OF NASHVILLE
RE-RECORD
RE-RECORD
V-206
4

CSX TRANSPORTATION

Atlanta District Engineering
Design & Construction

351 Thornton Road
Suite 125
Lithia Springs, GA 30057

January 6, 1997

RE- RE-RECORD BOOK 10324 PG 702

William E. Kantz
P. O. Box 159072
Nashville, TN 37215

Dear Mr. Kantz:

This is to inform you that this office approves the new location of your grade crossing to be located 50 feet south of mile post 10. It is understood that once this new crossing is installed the existing crossing will be closed.

If you are in agreement with this, please submit a check in the amount of $4,000 made out to CSX Transportation. As I explained on the phone, this is required so that our Signal Department can perform a survey to determine the final cost to signalize this new crossing. If you have any questions please call me at (770) 819-2849.

Sincerely,

Douglas L. Spitznagel
Project Engineer

cc: S. L. Stevenson
W. Bolen

0265583
IDENTIF. & REFERENCE
RE-RECORD
97 JAN 21 PM 1:23
DAVIDSON COUNTY, TN.
6335 01/21 0101 01DASH 40.00