OWNER:
CONSOLIDATED DEVELOPMENT CORP.
170 Bass Lane
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Consolidated Development Corp.
170 Bass Lane
Mt. Juliet, TN 37122

Map 86 Parcel 108

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

Mail

BOOK 10728 PG 592

D E E D

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **JEAN CHANDLER MANGRUM, THOMAS JACKSON, CHARLENE WALDRON, SUE PRYOR, JOYCE EVERETT, ANNETTE GLEAVES, and RAYMOND JACKSON** have this day bargained and sold and by these presents do hereby transfer and convey unto **CONSOLIDATED REALTY SERVICES, INC., D/B/A CONSOLIDATED DEVELOPMENT CORP.**, its successors and/or assigns, forever, the following tract or parcel of land, situated and lying in the 4th Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

> Being a tract or parcel of land containing 14.027 acres, more or less, as shown on the Boundary Survey entitled "Jackson's Grove", dated September 25, 1997, made by Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204, and more particularly described by metes and bounds on the attached Exhibit "A" hereto.
>
> Being part of the same property conveyed to Henry Jackson and wife, Elma Jackson, by deed from Haskin Jackson and wife, Edith N. Jackson, dated February 23, 1945, and of record in Book 1309, page 551, Register's Office for Davidson County, Tennessee. Henry Jackson died leaving Elma Jackson as surviving tenant by the entirety. Elma D. Jackson died November 26, 1981, her will of record in Will Book 167, page 337, leaving subject property to her heirs, JEAN CHANDLER MANGRUM, THOMAS JACKSON, CHARLENE WALDRON, SUE PRYOR, JOYCE EVERETT, ANNETTE GLEAVES, and RAYMOND JACKSON.
>
> THIS IS IMPROVED PROPERTY

97 DEC 19 AM 9:46

0382183

IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **CONSOLIDATED REALTY SERVICES, INC., D/B/A CONSOLIDATED DEVELOPMENT CORP.**, its successors and assigns, in fee simple, forever.

BOOK 10728 PG 593

WE COVENANT with said Grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any matters shown on the plat of record in Book 10728, page 584, and any and all restrictions, existing roadways, easements and rights-of-way of record. The acreage set forth herein is not guaranteed by the Grantors herein.

POSSESSION to be given with date of deed.

Property taxes for the year 1997 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 2nd day of December, 1997.

Jean Chandler Mangrum
JEAN CHANDLER MANGRUM

Thomas Jackson
THOMAS JACKSON

Charlene Waldron
CHARLENE WALDRON

Sue Pryor
SUE PRYOR

Joyce Everett
JOYCE EVERETT

Annette Gleaves
ANNETTE GLEAVES

Raymond Jackson
RAYMOND JACKSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10728 PG 594

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, JEAN CHANDLER MANGRUM, THOMAS JACKSON, CHARLENE WALDRON, SUE PRYOR, JOYCE EVERETT, ANNETTE GLEAVES, and RAYMOND JACKSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 1997.

Notary Public

My commission expires: 12/12/99

****

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

Affiant

Sworn to and subscribed to before me, this the 2nd day of December, 1997.

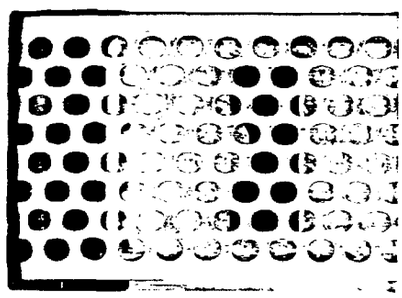
Notary Public

My commission expires: 12/12/99

EXHIBIT "A"

BEGINNING at an iron rod situated in the intersection of the easterly margin of Tulip Grove Road and the southerly margin of Old Lebanon Dirt Road; thence along the southerly margin of Old Lebanon Dirt Road, S 82° 49′ 35" E, a distance of 777.51 feet to an iron rod; thence leaving said road, S 03° 35′ 05" W, a distance of 476.73 feet to an iron rod; thence S 40° 39′ 41" E a distance of 86.40 feet to an iron rod; thence S 84° 19′ 14" E a distance of 214.93 feet to an iron rod; thence S 06° 51′ 14" W a distance of 131.00 feet to an iron rod; thence S 86° 48′ 27" W a distance of 460.97 feet to an iron rod; thence S 77° 27′ 33" W a distance of 615.29 feet to an iron rod situated in the easterly margin of Tulip Grove Road; thence along said road, along a curve to the left having a central angle of 08° 58′ 30", a radius of 1014.25 feet, a tangent of 79.60 feet, a length of 158.88 feet, and having a chord which bears N 06° 37′ 19" E a distance of 158.71 feet to an iron rod; thence along said road, N 03° 21′ 20" E a distance of 259.23 feet to an iron rod; thence leaving said road, S 84° 06′ 15" E a distance of 212.90 feet to an iron rod; thence N 03° 21′ 20" E, a distance of 303.69 feet to an iron rod; thence N 84° 06′ 15" W, a distance of 212.90 feet to an iron rod situated in the easterly margin of Tulip Grove Road; thence along said road, N 03° 21′ 20" E, a distance of 229.82 feet to the point of beginning and containing 14.027 acres of land, more or less, according to the survey prepared by Allen R. Trumbo, TRLS #1127, for Dale and Associates, 516 Heather Place, Nashville, TN 37204, dated September 25, 1997.

3464 12/19 0101 03CHECK 757.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10728 PG 596

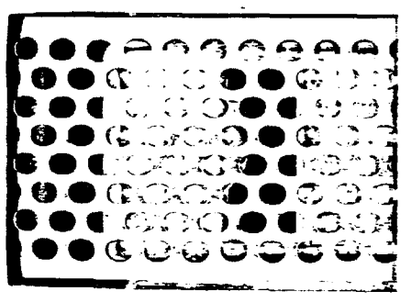
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 16.00
TOTAL 757.00
CHK: 757.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/97 01 09:53 0001 3464



03821 83
IDENTIF. # REFERENCE

97 DEC 19 AM 9:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1234202