OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th DAY OF March 1999

NOTARY PUBLIC

My Commission expires: 11/26/2002

THIS INSTRUMENT PREPARED BY

Stephen M. Miller, 222 Second Avenue, North, Suite 360M, Nashville, Tennessee 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ismael Gomez	same	33-151
(NAME)	(NAME)	
315 Cedarmont Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 11396 PG. 345

For and in Consideration of the sum of $ 10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Sam Tinnin and wife, Glenda Tinnin and James E. Simpson, Jr. and wife, Sara J. Simpson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Ismael Gomez

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See legal description attached as Schedule A-Exhibit "A"

Being the same property conveyed to Sam Tinnin and wife, Glenda Tinnin and James E. Simpson, Jr. and wife, Sara J. Simpson by Special Warranty Deed from the Bank of Goodlettsville recorded in Book 8991, Page 331, Register's Office for said county.

0564692
IDENTIFICATION REFERENCE

99 MAR 23 PM 1:01

PICK-UP

2365 03/23 0101 03CHECK 481.50

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unimproved (X)

This is improved ( ) property, known as 18.13+/- acres located off Dry Creek Rd., Goodlettsville, Tennessee
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 19th day of March, 1999.

Sam Tinnin

James E. Simpson, Jr.

Glenda F. Tinnin

Sara J. Simpson

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sam Tinnin and wife, Glenda Tinnin

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March, 1999.

My Commission expires:
1/26/2002

Lee A. Miller
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James E. Simpson, Jr. and wife, Sara J. Simpson

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March, 1999.

My Commission expires:
1/26/2002

Lee A. Miller
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

SCHEDULE A, EXHIBIT A

TRACT 1: Land in Davidson County, Tennessee, located to the West of and contiguous to Tract 5 of Rivergate Acres, Limited, Section 2 according to the plat of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 22, 1982 and revised October 19, 1984, described as follows, to-wit:

BEGINNING at a point on the South edge of Dry Creek, being 511.50' more or less, southeasterly from the northwest corner of the property conveyed to Forest Lawn Memorial Gardens by deed of record in Deed Book 5826, page 66, Register's Office for Davidson County, Tennessee; thence, S 69 deg. 58' 45" E 34.58' to a point in the center of said creek; thence with the center of said creek the following calls: S 01 deg. 32' 51" W 93.36' to a point; thence S 33 deg. 42' 04" E 108.75' to a point; thence S 52 deg 45' 04" E 104.35' to a point; thence S 40 deg. 46' 47" E 414.70' to a point; thence S 32 deg. 15' 06" E 221.42' to a point; thence S 04 deg. 36' 50" W 51.13' to a point; thence S 25 deg. 06' 12" E 68.76' to a point; S 60 deg. 41' 05" E 214.13' to a point; thence S 54 deg. 03' 08" E 41.38' to a point in the westerly margin of Interstate 65; thence leaving said Dry Creek with said margin of I-65 the following calls: S 41 deg. 59' 44" W 77.87' to a point; thence S 48 deg. 20' 13" E 50.00' to a point; thence S 41 deg. 39' 47" W 677.53' to a point in a fence; thence leaving I-65 and with a fence the following calls: N 87 deg. 07' 27" W 114.16' to a point; thence N 88 deg. 08' 33" W 307.43' to a point of a fence corner; thence N 04 deg. 05' 03" E 86.75' to a point; thence N 02 deg. 59' 52" E 177.49' to a point; thence N 02 deg. 31' 44" E 566.76' to a point; thence N 01 deg. 19' 51" W 318.16' to a point at a fence corner; thence leaving said fence N 05 deg. 59' 10" E 438.33' to the point of beginning, containing 18.13 acres, more or less.

EASEMENT: GRANTOR further conveys to the GRANTEES the easement rights for ingress and egress to and from the property hereinabove described as shown on the plat of Rivergate Acres Limited Section 2 of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, said easement being more particularly described as follows:

Beginning at a point on the southerly margin of a proposed 60' street as shown on the said Subdivision plan, the said point of beginning is also 316.99' easterly from the northwest corner of the said Lot No. 5 of which this easement is a part; thence with the southerly margin of the said 60' Road N 74 deg. 43' 33" E 50.66' to a point; thence leaving the margin of the said Road S 18 deg. 10' 07" E 146.06' to a point; thence S 16 deg. 08' 52" W 362.80' to a point; thence S 02 deg. 29' 46" E 195.00' to a point; thence S 62 deg. 40' 50" W 353.31' to a point in the southerly line of the said Lot No. 5; thence with the said southerly line N 40 deg. 46' 47" W 51.41' to a point; thence leaving the southerly line of Lot 5 N 62 deg. 40' 50" E 333.32' to a point; thence N 02 deg. 29' 46" W 171.24' to a point; thence N 16 deg. 08' 52" E 355.57' to a point; thence N 18 deg. 10' 07" W 133.15' to the point of beginning, containing 1.18 acres, more or less.

BEING the same easement conveyed by Neely Mortgage Company to Sam and Valda Martz dated December 7, 1984, and recorded in Book 6448, page 60, said Register's Office.

EASEMENT: Subject to Permanent Flowage Easement conveyed to the Metropolitan Government of Nashville and Davidson County in the case of ***The Metropolitan Government of Nashville and Davidson County vs. Sam Martz and wife, Valda Martz,***

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Union Planters National Bank, Stephen C. Baker, Trustee, Bank of Goodlettsville, J. C. Garrett, III, Trustee, case No. 90C-2096, entered in the Third Circuit Court for Davidson County, Tennessee, described as follows, to-wit:

BOOK 11396 PG. 348

TRACT NO. 105 E (PERMANENT FLOWAGE EASEMENT)

Beginning at a PK nail in the center of Dry Creek on the northwesterly right-of-way line of Interstate 65. Said nail being the southerly property corner of Lot No. 5, as shown on the Plan of Section Two - Rivergate Acres, as of record in Plat Book 6250, page 206, R.O.D.C., Tennessee.

With the northwesterly right-of-way line of Interstate 65, South 41 deg. 44 min. 01 sec. West, a distance of 77.16 feet to an iron pin set; thence South 48 deg. 15 min. 59 sec. East, a distance of 50.00 feet to an iron pin set; thence South 41 deg. 44 min. 01 sec. West, a distance of 288.94 feet to an iron pin set; thence leaving the northwesterly right-of-way line of Interstate 65, with a new line, North 49 deg. 37 min. 35 sec. West, a distance of 85.03 feet; thence North 28 deg. 27 min. 58 sec. East, a distance of 171.23 feet to an iron pin set; thence North 47 deg. 33 min. 29 sec. West, a distance of 129.93 feet to an iron pin set; thence North 33 deg. 38 min. 27 sec. West, a distance of 182.65 feet to an iron pin set; thence, North 67 deg. 42 min. 57 sec. West, a distance of 315.10 feet to an iron pin set; thence North 73 deg. 33 min. 42 sec. East, a distance of 268.75 feet to an iron pin set; thence North 21 deg. 30 min. 55 sec. West, a distance of 143.29 feet to an iron pin set; thence, North 39 deg. 03 min. 03 sec. West, a distance of 465.19 feet to an iron pin set; thence North 48 deg. 35 min. 58 sec. West, a distance of 73.32 feet to an iron pin set in the easterly property line of a tract of land now or formerly owned by Forest Lawn Memorial Gardens of Nashville, Inc. by deed of record in Book 6122, page 659, R.O.D.C, Tennessee; thence with the easterly property line of Forest Lawn Memorial Gardens of Nashville, Inc. North 05 deg. 59 min. 10 sec. East, a distance of 125.90 feet to an iron pin set in the southwesterly property line of Lot No. 3 as shown on the plan of Section One - Rivergate Acres, as of record in Plat Book 6250, page 205, R.O.D.C., Tennessee; thence with the southwesterly property line of Lot No. 3, South 69 deg. 58 min. 45 sec. East, a distance of 34.58 feet to a PK nail set in the center of Dry Creek; thence continuing with said property line of Lot No. 3 and with the southwesterly property line of Lot No. 5, South 01 deg. 33 min. 44 sec. West, a distance of 93.34 feet to a PK nail set in the center of Dry Creek; thence with the center of Dry Creek, a westerly property line of Not No. 5, south 33 deg. 42 min. 04 sec. East, a distance of 108.75 feet to a PK nail set; thence South 52 deg. 45 min. 04 sec. East, a distance of 104.35 feet to a PK nail set; thence South 40 deg. 46 min. 47 sec. East, a distance of 414.70 feet to PK nail set; thence South 32 deg. 15 min. 06 sec. East, a distance of 221.42 to a PK nail set; thence South 04 deg. 36 min. 50 sec. West, a distance of 51.13 feet to a PK nail set; thence South 25 deg. 06 min. 12 sec. East, a distance of 68.76 feet to a PK nail set; thence South 60 deg. 41 min. 05 sec. East, a distance of 214.13 feet to a PK nail set; thence South 53 deg. 59 min. 51 sec. East, a distance of 41.76 feet to the point of beginning and containing 175,637 square feet or 4.032 acres, more or less.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11396 PG. 349

0564692

IDENTIFICATION REFERENCE

99 MAR 23 PM 1:01

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 481.50
CHECK 481.50

03/23/99 01 13:00 0001 2365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441457