BOOK 11630 PAGE 341

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

From: Chitwood, Trustee
To: Garry Franks

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Garry Franks 511 Two Mile Pike Goodlettsville, TN 37072	New Owner	26-5-132

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by Garry Franks, hereinafter referred to as "Grantee," Carole Chitwood and H. H. Chitwood, Jr., Co-Trustees under that certain Trust Agreement dated October 12, 1966, of record in Book 4070, page 5, Register's Office for Davidson County, Tennessee, as amended by Addendum to Intervivos Trust of record in Book 6176, page 718, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Grantors," have this day bargained and sold and do hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

All that certain piece or parcel of land with the building and improvements thereon erected, situated and lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by E. L. Miller & Co., Surveyors, May 12, 1967, and beginning at an iron pin at the southwesterly corner of the intersection of the Old Two Mile Pike and Frances Street thence with the westerly margin of the Old Two Mile Pike South 22° 35' East 645 feet to a point; thence southeasterly with a curve having a radius of 475 feet 24.8 feet to a point; thence South 19° 25' East 137.9 feet to a point; thence southwesterly around a curve with a radius of 184.4 feet 205.2 feet to a point; thence westerly with a curve having a radius of 25 feet 39.3 feet to a point; thence North 45° 38' West 867.8 feet to a point; thence northwesterly with a curve having a radius of 1195.9 feet 51.5 feet to a point; thence North 2° 21' West 284.2 feet to an iron pin on the southerly margin of Frances Street; thence North 88° 15' East 447 feet to the point of beginning and containing 8.35 acres more or less.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY AND SPECIFICALLY EXCLUDED FROM THE DEMISED PREMISES embraced in this lease is the following parcel described as follows, to wit: Beginning at a monument located in the westerly margin of Two Mile Pike 24.8 feet south of a concrete monument marking the beginning of the relocation

of Two Mile Pike; thence along the westerly margin of Two Mile Pike 137.9 feet to a concrete monument; thence continuing along a curve with a radius of 209.40 feet curving southwesterly a distance of 205.2 feet to an iron pin marking the beginning of the intersection of Two Mile Pike as relocated and the proposed relocation of Frances Street; thence around a curve 39.3 feet to an iron pin located in the northeasterly margin of the relocated Frances Street; thence continuing with said northeasterly boundary 175 feet to a point; thence northeasterly 245 feet more or less to the point of beginning.

BEING a portion of the same property conveyed to H. H. Chitwood, Trustee, by deed of record in Book 4255, page 989, Register's Office for Davidson County, Tennessee. By Addendum to Intervivos Trust of record in Book 6176, page 718, Carole Chitwood and H. H. Chitwood, Jr., were named as Successor Co-Trustees.

This is improved property known as 511 Two Mile Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for

(i) city and county taxes for the current year, which have been prorated and assumed by Grantee,

(ii) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4980, page 782, Register's Office for Davidson County, Tennessee,

(iii) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4621, page 634, Registers's Office for Davidson County, Tennessee,

(iv) Easement of record in Book 4314, page 303, Register's Office for Davidson County, Tennessee,

(v) Easement of record in Book 4123, page 296, Register's Office for Davidson County, Tennessee, and

(vi) rights of parties in possession pursuant to unrecorded leases.

Grantors further covenant and bind themselves, their respective successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 21st day of September, 1999.

GRANTORS:

Carole Chitwood, Co-Trustee

H. H. Chitwood, Jr., Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Bass, a Notary Public for the State and County aforesaid, Carole Chitwood, Co-Trustee under that certain Trust Agreement dated October 12, 1966, of record in Book 4070, page 50, Register's Office for Davidson County, Tennessee, as amended by Addendum to Intervivos Trust of record in Book 6176, page 718, Register's Office for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 1999.

Notary Public

My Commission Expires:
3-23-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Bass, a Notary Public for the State and County aforesaid, H. H. Chitwood, Jr., Co-Trustee under that certain Trust Agreement dated October 12, 1966, of record in Book 4070, page 50, Register's Office for Davidson County, Tennessee, as amended by Addendum to Intervivos Trust of record in Book 6176, page 718, Register's Office for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 1999.

Notary Public

My Commission Expires:
3-23-2002

C:\CHITWOOD\DEED.GW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 1999.

Notary Public

My Commission Expires:
3-23-2002

06407990
RELEASED FOR REFERENCE
99 SEP 29 PM 1:56
REGISTER
DAVIDSON COUNTY, TN.
3736 09/29 0101 02CHECK 5199.00

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

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D640799

INSTRUMENT # REFERENCE

99 SEP 29 PM 1:56

REGISTER
DAVIDSON COUNTY, TN.

CAMT	1400000.00
CON TX	5180.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	5199.00
CHECK	5199.00

09/29/99 01 13:59 0001 3738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521651