Box 28

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:200006220062186 Page: 1 OF 5
REC'D FOR REC 06/22/2000 11:03:35AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $2220.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th
DAY OF December, 1999.

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLES M. JAMES	SAME	183-41
(NAME)	(NAME)	
2027 Artesian Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

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

DON L. SMITH, TRUSTEE FOR SOUTHWOOD JOINT VENTURE

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

CHARLES M. JAMES

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 ATTACHED EXHIBIT "A")

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

This is unimproved (X) improved ( ) property, known as

Old Hickory Blvd. Antioch, TN 37013
(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 28th day of December, 1999.

Don L. Smith, Trustee

DON L. SMITH, TRUSTEE FOR SOUTHWOOD JOINT VENTURE

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 DON L. SMITH, TRUSTEE FOR SOUTHWOOD JOINT VENTURE, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of December, 1999

My Commission expires:
5-24-01

Janette A. Freeman
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 _____, _____.

My Commission expires:

_____ _____
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 _____, _____.

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 _____, _____.

My Commission expires:

_____ _____
Notary Public

Exhibit "A"

A TRACT OF LAND LYING IN THE 6TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF OLD HICKORY BLVD., SAID CONCRETE MONUMENT BEING LOCATED IN THE SOUTHWEST QUADRANT OF INTERSTATE 24 (SOUTH) AND OLD HICKORY BLVD., AND SAID CONCRETE MONUMENT DENOTING THE END OF THE CONTROL ACCESS FENCE FOR SAID INTERSTATE 24;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 24 RUN N35°30'E FOR 144.18 FEET TO A POINT;

THENCE CONTINUE ALONG SAID RIGHT OF WAY S82°30'E FOR 145.52 FEET;

THENCE ALONG SAID RIGHT OF WAY RUN S41°56'E FOR 692.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S41°56'E FOR 1191.28 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE RUN S06°38'W FOR 710.57 FEET TO A POINT;

THENCE RUN N84°58'W FOR 718.52 FEET TO A POINT;

THENCE RUN N05°57'E FOR 725.72 FEET TO A POINT;

THENCE RUN N82°25'W FOR 173.44 FEET TO A POINT;

THENCE RUN N17°53'W FOR 579.31 FEET TO A POINT;

THENCE RUN N82°05'W FOR 55.00 FEET TO A POINT;

THENCE FOLLOW A CURVE TO THE LEFT OF RADIUS EQUAL TO 233.90 FEET FOR A DISTANCE OF 80.00 FEET;

THENCE RUN N79°44'30"E FOR 218.40 FEET TO A POINT;

THENCE RUN N48°04'E FOR 160.00 FEET TO A POINT;

CONTAINS 22.536 ACRES, MORE OR LESS;

Included in the above description but excluded therefrom is that portion of the subject property conveyed to the Tennessee Department of Transportation of record in Book 10592, page 10, Register's Office for Davidson County, Tennessee.

continued...

PROVIDED, HOWEVER, THAT GRANTOR RESERVES AND EXCEPTS FROM THE ABOVE-DESCRIBED PROPERTY AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF LOCATING THEREON A MODULAR IDENTIFICATION SIGN, SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF I-24, SAID POINT BEING 981.70 FEET ALONG SAID MARGIN OF I-24 IN AN ESTERLY DIRECTION FROM ITS INTERSECTION WITH THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD, AND SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 4, SECTION II, OF DUKE'S HIDDEN MEADOWS, AS OF RECORD IN BOOK 4175, PAGE 143, R.O.D.C.; THENCE S48°04'W A DISTANCE OF 40 FEET TO A POINT; THENCE S41°56'E, A DISTANCE OF 30 FEET TO A POINT; THENCE N48°04'E A DISTANCE OF 40 FEET TO A POINT; THENCE N41°56'W A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING AND CONTAINING .0028 ACRES.

THIS IS ACCORDING TO A SURVEY MADE BY HART-FREELAND-ROBERTS, INC., DATED AUGUST 26, 1971.

FURTHER PROVIDED, THAT GRANTOR RESERVES AND EXCEPTS FROM THE PROPERTY FIRST DESCRIBED ABOVE AN EASEMENT FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE PROPERTY SECONDLY DESCRIBED ABOVE AND ALSO FOR THE PURPOSE OF LOCATING THEREON SUCH POWER LINES OR LINES AS MAY BE NEEDED TO SERVE THE AFORESAID MODULAR IDENTIFICATION SIGN LOCATED ON THE SAID PROPERTY SECONDLY DESCRIBED ABOVE, SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF LOT NO. 4 SECTION II OF DUKE'S HIDDEN MEADOWS AS OF RECORD IN BOOK 4175, PAGE 143, R.O.D.C., SAID POINT BEING IN THE NORTHERLY MARGIN OF PROPOSED MUCI DRIVE; THENCE ALONG THE MARGIN OF SAID MUCI DRIVE ON A CURVE TO THE RIGHT A DISTANCE OF 20.02 FEET TO A POINT; THENCE N79°44.5'E A DISTANCE OF 224.93 FEET TO A POINT; THENCE N48°04'E, A DISTANCE OF 125.67 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY MARGIN OF THE PROPOSED HUMBLE OIL SIGN SITE; THENCE N41°56'W, A DISTANCE OF 20 FEET TO A POINT, SAID POINT BEING IN THE EASTERLY MARGIN OF LOT NO. 4; THENCE S48°04'W A DISTANCE OF 120 FEET TO A POINT; THENCE S79°44.5'W, A DISTANCE OF 218.4 FEET TO THE POINT OF BEGINNING.

SAID ACCESS EASEMENT BEING 20 FEET WIDE AND BEING LOCATED OUTSIDE OF LOT NO. 4 AND ADJACENT AND PARALLEL TO THE EASTERLY MARGIN THEREOF, AND EXTENDING FROM THE NORTHERLY MARGIN OF PROPOSED MUCI DRIVE TO THE PROPOSED SIGN LOCATION, THE SIGN LOCATION BEING ADJACENT TO THE SOUTHERLY MARGIN OF INTERSTATE 24.

THIS IS ACCORDING TO A SURVEY MADE BY HART-FREELAND-ROBERTS, INC., DATED AUGUST 26, 1971.

Being the same property conveyed to Don L. Smith, Trustee for Southwood Joint Venture by quitclaim deed from Don L. Smith, Successor Trustee to William F. Burton, Jr., Trustee, deceased, of record in Book 10592, page 7, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William F. Burton, Jr., Trustee, by deed from Humble Oil & Refining Company, of record in Book 4562, page 763, said Register's Office.

EXHIBIT "B"

1. Matters shown on the Plan of record in Book 4165, Page 143, said Register's Office.

2. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

3. Permanent Easement of record in Book 10785, page 131, said Register's Office.

4. Easement for the flow of the waters of any creeks or streams within the boundaries of teh subject property and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of any creeks or streams, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.

7. Application for Greenbelt Assessment of record in Book 8958, page 491, said Register's Office

8. Lack of direct access to Interstate 24 from the premises in question, such right of access having been granted to the State of Tennessee by deed of record in Book 2809, page 533, Register's Office for Davidson County, Tennessee.

9. By deed from J.G. Duke and wife, Claudia Bonds Duke , to State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 2809, page 533, Register's Office for Davidson County, Tennessee, the Grantor will have access to Old Hickory Blvd., only , across the lines included above and which have the following call; 1. "thence North 11 deg. 13', East 230 feet to a point; thence with the boundary line between the lands of W.L. Tune and J. C. Duke in an easterly direction 120 feet to a point; thence south 11 deg. 13' west 300 feet to a point; 2. thence south 11 deg. 13' west 268 feet to a point; thence north 78 deg. 47' west 10 feet to a point; thence with a radius of a 2 degree curve to the right a circular distance of 210 feet to a point; thence north 69 deg. 47' West 50 feet to a point in the center of Old Hickory Blvd., and in the boundary line between the lands of Duke and Lorance."

10. Twenty-foot access easement, and 30 x 40 foot easement of proposed sign to be retained by Humble Oil and Refining Company, as shown on survey made by Hart-Freeland-Roberts, Inc. dated August 24, 1970, and recited in Book 4562, page 763, Register's Office for Davidson County, Tennessee.