ADDRESS NEW OWNERS and
SEND TAX BILLS:
Terry Flatt and wife,
Kim Flatt
6484 Lickton Pike
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 10/16/00 13:21 4pgs
Fees:19.00 Taxes:36.07

20001016-0102464

MAP PARCEL NUMBER:
69-60, 69-61
69-77, 69-78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND SEVEN HUNDRED FORTY NINE DOLLARS AND FIFTY ($9,749.50) CENTS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DARYL ADLER, hereinafter called GRANTOR, has this day bargained and sold and by these presents does transfer and convey to TERRY FLATT and wife, KIM FLATT, hereinafter called GRANTEES, their heirs, successors and assigns forever, his one-half (1/2) undivided interest in the following described property, to wit:

TRACT 1:

Certain real estate in Davidson County, Tennessee, as follows: Being in the 13th; formerly the 23rd Civil District of said County, and being Lots Nos. 9 and 10 of the Simpkins Land, a Plan of which is of record in Plan Book 2, Page 65 of the Chancery Court at Nashville, Tennessee.

Lot No. 9 is described as follows: Beginning in the southwest corner of Lot No. 10, said partition being the northwest corner of this tract, running thence North 62 1/4 degrees East 97.2 poles to the middle of the Hydes Ferry Pike; thence with the center of said Pike, South 47 1/2 degrees West 30.72 poles to the northeast corner of Lot No. 8 on said Plan; thence South 62 1/4 degrees West 110 poles; thence North 4 degrees East 2.5 poles more or less; thence South 65 degrees West 5 poles; thence North 14 degrees West 24 poles to the beginning.

Lot No. 10 is described as follows: Being a certain tract of land in the 13th, formerly the 23rd Civil District of said County, and being all of Lot No. 10 of the Simpkins Land as per plan recorded in Plan Book 2, Page 65, of the Chancery Court at Nashville, Tennessee, except 1 3/4 acres heretofore taken by the Tennessee Central Railroad by condemnation proceedings and about 2 1/2 acres sold to W. M. Setters by decree entered in Minute Book 70, Page 160, of said Chancery Court.

Included in the above description but excluded from this conveyance is the following described property:

Beginning at a point in the southwesterly margin of Hydes Ferry Pike, the southeast corner of said above described Lot No. 9, and the southeast corner of Lot No. 1 of Gardner Meadows Subdivision, plan of which is of record in Book 2330, Page 44, said Register's Office; thence northwestwardly along the southwesterly margin of said

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Pike, 778 feet to a point; thence South 43 degrees 10 minutes West 544.5 feet more or less to a point in the easterly margin of the Tennessee Central Railroad right-of-way; thence with the margin of the same, southeastwardly 563.3 feet more or less to a point, the southwest corner of said Lot No. 1 of Gardner Meadows; thence with the southeasterly line of said Lot No. 1, North 61 degrees 21 minutes East 608.9 feet to the point of beginning.

TRACT II

Certain real estate in Davidson County, Tennessee, as follows: Being a tract of land in the 23rd Civil District of said County, on the south side of Hydes Ferry Turnpike and the east side of Whites Creek, described as follows:

Beginning in the center of said Turnpike at the southeast corner of 50 acres of land conveyed by Frank Hyde to Elias Simpkins, by deed of record in Book 50, Page 152, Register's Office for said County; running thence with said Simpkins' southern line south 61 degrees west 122 1/2 poles to a stake, his corner; thence with his west line, north 28 degrees west 19.17 poles to his corner in the center of Whites Creek; thence down the center of said Creek with its various meanderings 140 poles, more or less, to a stake, the northwest corner of 50 acres of land conveyed by Frank Hyde to Alex Hyde, by deed of record in Book 42, Page 675, said Register's Office; thence with his northerly line east to a stone, his northeast corner; thence with his easterly line south to a stone, his southeast corner in H. B. Hyde's, now Albert Ashton's northerly line; thence north 75 degrees east 39 poles with said H. B. Hyde's line to a red oak; thence north 47 degrees 40.4 poles with said line to the center of the Hydes Ferry Pike; thence with the center of said Turnpike, north 47 1/4 degrees west 32 poles; thence north 48 1/2 degrees west 49.1 poles to the beginning, containing 60 1/4 acres.

Included within the above description but excluded from this conveyance are the following: A tract of 2.8 acres conveyed to the Tennessee Central Railroad, by deed recorded in Book 273, Page 74, said Register's Office; a tract of about _____ acres conveyed by Albert Ashton and wife, to Isaac Newlin, Jr. by deed recorded in Book 406, Page 172, said Register's Office; a strip of land to widen Hydes Ferry Pike, conveyed to Davidson County by decree of the Second Circuit Court, of record in Minute Book 65, Page 59; and Gardner's Gold Coast Subdivision in its entirety, a plan of which is of record in Book 2133, Page 79, said Register's Office.

TRACT III

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being situated in the 13th Civil District of said County, more particularly described as follows:

Beginning at a point in the easterly margin of the Tennessee Central Railroad right-of-way, the southwest corner of this tract and the northwest corner of Lot No. 1 on the Plan of Gardner Meadows, of record in Book 2330, Page 44, Register's Office for said County; thence north 61 degrees 21 minutes east 232.6 feet to a point, the southeast corner of Lot No. 2, in the northwesterly line

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of Lot No. 1 on said plan of Gardner Meadows; thence along the rear lines of Lots Nos. 2, 3, 4 and 5 on said plan, north 47 degrees 05 minutes west 468 feet to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the rear line of Lot No. 6, north 23 degrees 50 minutes west 140 feet to a point, the northwest corner of said Lot No. 6; thence south 43 degrees 10 minutes west 254 feet, more or less, to a point in the easterly margin of said Railroad right-of-way; thence with the margin of the same, southeastwardly 500 feet, more or less, to the point of beginning.

All being the same property conveyed to Daryl Adler, Terry Flatt and wife, Kim Flatt by deed of record in Book 11395, Page 65, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20th day of September, 2000.

DARYL ADLER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county, DARYL ADLER, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:
5-26-02

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $9,749.50.

AFFIANT

Subscribed to and sworn before me, this the 20th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

5/26/02

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