PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CO... ...ENCY
... ...SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this ~~20th~~ 30th day of April, 2001, by and between TERRY W. NAU, A MARRIED MAN, and CATHY NAU, HIS WIFE and LILES SUDDRETH, A MARRIED MAN, and BARBARA SUDDRETH, HIS WIFE, hereinafter called Grantors, and WALTER H. CARTER, TRUSTEE OF THE 120 BENZING ROAD TRUST, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TERRY W. NAU, A MARRIED MAN, and CATHY NAU, HIS WIFE, and LILES SUDDRETH, A MARRIED MAN, and BARBARA SUDDRETH, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 120 BENZING ROAD TRUST, hereinafter referred to as Grantee, its successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 120 BENZING ROAD, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

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

CATHY NAU, wife of TERRY W. NAU, and BARBARA SUDDRETH, wife of LILES SUDDRETH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Terry W. Nau
TERRY W. NAU
Signature of Seller

Cathy Nau
CATHY NAU
Signature of Seller

Liles Suddreth
LILES SUDDRETH
Signature of Seller

Barbara Suddreth
BARBARA SUDDRETH
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/02/01 14:45 4pgs
Fees:19.00 Taxes:207.20
20010502-0044937

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TERRY W. NAU**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 30 day of April, 2001.

Notary Public

My Commission Expires: 5/30/2001

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CATHY NAU**, the within named bargainor, with whom I am personally acquainted (or proved to me on 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 in **DAVIDSON** County, this 30th day of **April, 2001.**

Notary Public

My Commission Expires: 5/30/2001

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF ~~TENNESSEE~~ NC
COUNTY OF Iredell

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LILES SUDDRETH**, the within named bargainor, with whom I am personally acquainted (or proved to me on 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 in Iredell County, North Carolina, this ~~20th~~ 25th day of **April, 2001.**

Notary Public

My Commission Expires: Nov. 18, 2004

NOTARY PUBLIC IREDELL CO.

INDIVIDUAL
STATE OF ~~TENNESSEE~~ NC
COUNTY OF Iredell

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BARBARA SUDDRETH**, the within named bargainor, with whom I am personally acquainted (or proved to me on 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 in Iredell County, North Carolina, this ~~20th~~ 25th day of **April, 2001.**

Notary Public

My Commission Expires: November 18, 2004

NOTARY PUBLIC IREDELL CO.

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE OF THE 120 BENZING ROAD TRUST

1200 21ST Ave N Ste 220
Nashville, TN 37212

Property Address:

120 BENZING ROAD
ANTIOCH, TN 37013

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 162-7, PARCEL 155

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$56,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **April, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Antioch Park, Section 7, of record in Book 5200, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 67.73 feet on the westerly margin of Benzing Road and extends back 248.00 feet on the northeasterly line and 256.50 feet on the southwesterly line, to a broken line in the rear, measuring 44.58 fet thereon.

BEING the same property conveyed to TERRY W. NAU and LILES SUDDRETH, by Warranty Deed from WILLIAM & KIM WEITZHL, of record in Instrument No. 20000830085905, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 162-7, PARCEL 155).

2. Restrictive Covenants recorded in Deed Book 535, Page 111, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of record for Antioch Park, Section 7 in Plat Book 5200, Page 87, said Register's Office, which plan includes an overhand easement across front of lot parallel with road, a 20-foot minimum building setback line from Benzing Road; a 40-foot public utility and drainage easement along the rear line; and a 20-foot public utility easement across the center portion of the lot.