BOX 15

15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/02 15:36 2pgs
Fees:13.00 Taxes:425.50

20020122-0008662

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Angela Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buddy Dunn Contractors, L.P. (NAME)	SAME (NAME)	86-10-141
194 Spence Lane (ADDRESS)	(ADDRESS)	
Nashville TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy C. Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buddy Dunn Contractors, L.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the southwesterly right-of-way line of Central Pike, said point being the northeasterly corner of property conveyed to James R. Meade and James R. Meade, Jr. by Quitclaim Deed of record in Book 10147, page 610, R.O.D.C., and being the easternmost corner of the herein described tract, THENCE, leaving said southwesterly right-of-way line with the northwesterly line of James R. Meade S 39 degrees 58'30" W, 133.07 feet to an existing iron pin, THENCE, continuing with said line and an old fence S 35 degrees 12'30" W, 165.76 feet to an existing iron pipe, said pipe being located along the southerly edge of a small branch, THENCE, with the northerly line of James R. Meade and along an old wire fence S 87 degrees 04'16" W, 688.06 feet to an existing concrete monument, THENCE, leaving said northerly line with the easterly line of property conveyed to Nancy P. Bratton and Johnny S. Bratton by deed of record in Book 9513, page 380, R.O.D.C., N 2 degrees 46'58" E, 331.37 feet to an existing concrete monument, THENCE, continuing with Bratton N 58 degrees 58'06" E, 3.70 feet to an existing concrete monument located in the southerly right-of-way line to Lakeside Place, THENCE, leaving said line with the southerly right-of-way line of Lakeside Place S 81 degrees 42'25" E, 600.84 feet to an existing concrete monument, THENCE, continuing with said right-of-way line and a curve to the left 170.87 feet, said curve having a central angle of 39 degrees 36'23", a radius of 247.19 feet, and a chord of N 78 degrees 32'08" E, 167.49 feet to an existing concrete monument, THENCE, with the southeasterly right-of-way line of Lakeside Place N 58 degrees 41'10" E, 72.40 feet to an iron rod, said rod being located in the southwesterly right-of-way line of Central Pike, THENCE, leaving said line with the southwesterly right-of-way line of Central Pike S 32 degrees 30'05" E, 52.85 feet to an iron rod and the point of beginning. Containing 203,351 square feet or 4.668 acres, more or less. *

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 1st day of June, 2001

Roy C. Flowers

Roy C. Flowers

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. Flowers

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 1st day of June.

Commission expires April 23, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

* Being the same property conveyed to Roy Flowers by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, of record in Book 11594, page 592, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy C. Flowers by Deed from Cecil W. Venable, of record in Book 11719, page 285, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all existing restrictions and easements of record.