This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Terry Flatt and wife, Kim Flatt

TO: CJRT Inc.
P. O. Box 281107
Nashville, TN 37228

MAP: 69

PARCEL: 60, 61, 77, & 78

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 07/12/02 09:26 3pgs
Fees:18.00 Taxes:2201.50
20020712-0083916

WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($595,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, Terry Flatt and wife, Kim Flatt, Grantors herein; have bargained and sold and by these presents do convey unto CJRT Inc., a Tennessee Corporation, Grantee herein, its successors and assigns, the following described property:

TRACT I: Certain real estate in Davidson County, Tennessee, as follows: Being in the 13th, formerly the 23rd Civil District of said County, and being Lots No.. 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 North14 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 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 Hyde. 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 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 lees, 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 Terry Flatt and wife, Kim Flatt by deeds of record in Book 11395, Page 65, and Instrument No. 20001016-0102464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the sewer/storm drainage easement granted unto Metropolitan Government of Nashville and Davidson County by the instrument of record at Book 5309, page 566, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 11th day of July, 2002.

TERRY FLATT

KIM FLATT

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TERRY FLATT and wife, KIM FLATT, the within named bargainors, 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, at office, this the 11th day of July, 2002.

NOTARY PUBLIC

My commission expires: 8/19/04

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Grantee

SWORN to and subscribed before me this the 11th day of July, 2002.

NOTARY PUBLIC

My commission expires: 8/19/04