DO NOT PUBLISH

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Michael James | SAME | Map: 183-39.00; 183-40.00 |
| (NAME) | (NAME) | Parcel: EASEMENT IS OVER 183-9.00 |
| 12966 Old Hickory Blvd | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tn. 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, MOSS PROPERTIES, LTD., L.P. AND STRASSER FAMILY FARM LP AND WILLIAM HOWELL MOSS AND JOHN MICHAEL MOSS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHARLES MICHAEL JAMES, 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:

Being a tract of land in the Fifth, formerly the Sixth, Civil District of Davidson County, Tennessee, being Lots Nos. 2 and 3 of Duke's Hidden Meadows, Section 2, as of record in Book 4175, page 743, Register's Office for Davidson County, Tennessee, said lots being more particularly described as follows:

TRACT NO. 2: (Map & Parcel 183-39)

BEGINNING at a concrete monument at the intersection of the easterly margin of Old Hickory Blvd. and the southerly right-of-way of a dedicated road, said point being 433'+/- south of the intersection of the Right of Way of Old Hickory Blvd. and I-24.

THENCE, with the right-of-way of said dedicated road, along a return curve to the right, radius 25.00 feet, 37.38 feet to a concrete monument;

THENCE, S 78° 51' E 181.82 feet to a concrete monument, said point being the northeast corner of the herein described tract;

THENCE, leaving said right-of-way S 11° 09' W 177.43 feet to a concrete monument, said point being the southeast corner of the herein described tract;

THENCE, N 82° 05' W 262.92 feet to a concrete monument in the easterly right-of-way of Old Hickory Blvd., said point being the southwest corner of the herein described tract;

THENCE with said right-of-way as follows: N 18° 15' E 140.81 feet to a concrete monument, said point being the northwest corner of the herein described tract;

THENCE, S 75° 42' E 35.70 feet to a concrete monument;

THENCE, with a curve to the left, radius 2,846.33 feet, 31.27 feet to the point of beginning.

Containing 1.02 acres, more or less.

Davidson County DEEDWARR
Recvd: 08/19/02 10:13 4pgs
Fees:23.00 Taxes:555.00

20020819-0099783

TRACT NO. 3: (Map & Parcel 183-40)

BEGINNING at a concrete monument in the southerly margin of a dedicated road, said point being 181.82 feet east of a concrete return monument;

THENCE, with said right-of-way as follows: S 78° 51' E 52.82 feet to a concrete monument;

THENCE, along a curve to the right, radius 173.90 feet, 262.34 feet to a concrete monument;

THENCE, leaving said right-of-way, N 82° 05' W 227.43 feet to a concrete monument;

THENCE, N 11° 09' E 177.43 feet to the point of beginning.

Containing 0.74 acres, more or less.

Together with a permanent easement for fill grading and access, said Easement being located in the Thirty-First Councilmanic District, Metropolitan Nashville-Davidson County, Tennessee, on the property conveyed to Charles M. James of record in Instrument No. 20000622-0062186, Register's Office of Davidson County, Tennessee (R.O.D.C.) (Parcel 41 on Property Map 183). Said easement being more particularly described as follows:

Beginning at a point in the easterly right-of-way margin of Muci Drive (60 foot right-of-way) that is South 09° 32' 22" East 28.41 feet from a point in said easterly margin that is the common property corner of Moss Properties, Ltd., L.P., of record in Deed Book 10750, page 230, R.O.D.C. (Parcel 9 on Property Map 183) and said James property; thence,

1. Leaving said easterly margin of Muci Drive with a line severing said James Property, South 82° 04' 59" East, 32.82 feet; thence,
2. With a 112.00-foot radius curve to the right having an arc length of 29.12 feet, an interior angle of 14° 53' 52" and a chord bearing and distance of South 74° 38' 03" East 29.04 feet; thence,
3. North 33° 06' 04" East 26.06 feet; thence,
4. With a 42.00-foot radius curve to the left having an arc length of 31.78 feet, an interior angle of 43° 21' 33" and a chord bearing and distance of North 11° 25' 18" East 31.03 feet; thence,
5. North 10° 15' 29" West, 3.38 feet to the common line of said Moss and James property; thence,
6. With said common line, North 79° 44' 31" East, 40.00 feet; thence,
7. Leaving said common line with a line severing said James property, South 10° 15' 29" East 3.38; thence,
8. With an 82-foot radius curve to the right having an arc length of 62.05 feet, a interior angle of 43° 21' 33" and a chord bearing and distance of South 11° 25' 18" West, 60.58 feet; thence,
9. South 33° 06' 04" West 67.10 feet; thence,
10. With a 72.00-foot radius curve to the left having an arc length of 51.91 feet, an interior angle of 41° 18' 43" and a chord bearing and distance of North 61° 25' 38" West, 50.80 feet; thence,
11. North 82° 04' 59" West, 26.48 feet to the easterly right-of-way margin of Muci Drive; thence,
12. With said margin with a 233.90-foot radius curve to the left having an arc length of 40.55 feet, an interior angle of 09° 55' 59" and a chord bearing and distance of North 01° 05' 30" West, 40.50 feet to the point of beginning and containing 6,593 square feet or 0.15 acres, more or less, as calculated by the above courses and distances, according to a survey dated 6/21/02 prepared by Ragan-Smith-Associates, Inc.

Being a portion of the same property conveyed to J. E. Moss as to a one-third (1/3) undivided interest, Adam J. Strasser as to a one-third (1/3) undivided interest and W. F. Moss as to a one-third (1/3) undivided interest by Warranty Deed of record in Book 4450, page 985, said Register's Office. An interest in subject property was subsequently conveyed to W. F. Moss Revocable Trust from W. F. Moss of record in Book 9842, page 809, and later conveyed to Moss Properties, LTD., LP by Quitclaim Deed from W. F. Moss Revocable Trust of record in Book 10750, page 230, said Register's Office. Adam J. Strasser having since died and his one-third (1/3) undivided interest passed to his wife, Hanna Strasser, as evidenced by his Last Will and Testament of record in Book 7106, page 868, said Register's Office. By Quitclaim Deed of record in Book 5037, page 308, Register's Office for Davidson County, Tennessee, the said J. E. Moss. a/k/a Jewett E. Moss, conveyed his one-third (1/3) undivided interest to Hubert S. Moss and wife, Josephine E. Moss. The said Josephine E. Moss died on March 3, 1983. The said Hubert S. Moss died on July 19, 1991, testate, leaving William Howell Moss and John Michael Moss as his sole heirs at law, as evidenced by Will of record in Will Book 175, page 672, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 9842, page 809, Book 4450, page 985; and, any and all matters as shown on plat of record in Plat Book 4175, page 743; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( X )

This is improved ( ) property, known as Map 183, Parcesl 39 & 40, Nashville, TN

(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 16th day of August, 2002.

Moss Properties, Ltd., L.P.

By: Patricia Moss

Patricia Moss, General Partner

Strasser Family Farm, L.P.

By: Charles M. Strasser

Charles M.Strasser, General Partner

William Howell Moss

John Michael Moss

STATE OF North Carolina

COUNTY OF Guilford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Patricia Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of Moss Properties, Ltd., L.P., the within named bargainor, a partnership, and that she as such General Partner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as General Partner.

Witness my hand and official seal, this 15th day of August, 2002.

Notary Public

My Commission Expires: August 07, 2005

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Charles M. Strasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Strasser Family Farm, L.P., the within named bargainor, a partnership, and that he as such General Partner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal, this 16th day of August, 2002.

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

STATE OF TENNESSEE

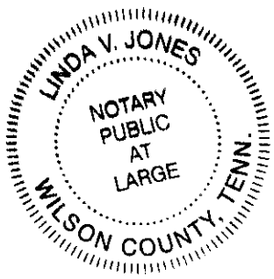
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared William Howell Moss and John Michael Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of August, 2002.

Linda V. Jones

Notary Public




My commission expires: 7-23-05

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076