SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

William E. Kantz, Jr.
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/04/02 08:51 3pgs
Fees:18.00 Taxes:462.50
20020904-0106327

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Kantz, Jr.
7448 River Road Pike
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER
P.O. Box 159072
NASH. TN 37215

MAP-PARCEL NUMBERS:
Map\Parcel 89-65

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Fleming Jones** hereinafter referred to as Grantors, hereby transfers and conveys to **William E. Kantz, Jr.** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit "A"

Being the same property conveyed to Mary Fleming Jones by deed from William E. Kantz, Jr. of record in Book 11325, Page 60, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 11325, Page 60, Register's Office for Davidson County, Tennessee.

4. Easement for ingress/egress and Utilities of record in Instrument No. 20010117-0004874, Register's Office for Davidson County, Tennessee.

5. Joint Driveway Easement of record in Instrument No. 20010514-0049717, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010117-0004873, and By-Laws of record in Instrument No. 199912140303054, said Register's Office.

7. Affidavit for Reference of record in Book 11001, Page 983, said Register's Office.

8. Private Roadway Easement of record in Book 11001, Page 898, Temporary Access Easement of record in Book 11102, Page 1, said Register's Office.

9. Subject to TVA easement along northerly section of said property.

10. Subject to any portion of said land lying within the bounds of any road.

11. Subject to water line easement along front of property.

12. Rights of others in and to the common areas.

13. Liens for special assessments contained in the DCCR.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7448 River Road Pike, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of August, 2002.

Mary Fleming Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Fleming Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2002.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC AT LARGE

05990-MD

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road, being Lot No. 10 of map A referenced on the first pages of this deed, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being northerly 434.57 feet along said margin from the corner of John Heath, Jr. of record in Deed Book 1678, page 217, R.O.D.C.;

Thence, leaving River Road with Lot 9, N 81 degrees 48'13" W, 958.30 feet to an iron pin set;

Thence, S11 degrees 30'00" W, 158.14 feet to an iron pin set;
Thence, N76 degrees 57'54" W, 103.56 feet to an iron pin set;
Thence, S74 degrees 24'13" W, 588.36 feet to an iron pin set;
Thence, N15 degrees 35'47" W, 243.95 feet to an iron pin set;
Thence, N70 degrees 25'51" W, 223.32 feet to an iron pin set;
Thence, N19 degrees 34'09" E, 237.65 feet to an iron pin set;
Thence, N74 degrees 24'13" E, 313.26 feet to an iron pin set;
Thence, N03 degrees 35'41" E, 553.80 feet to an iron pin set;
Thence, with Lot 15, N79 degrees 35'56"E, 543.10 feet to an iron pin set;
Thence, with Lot 14, S11 degrees 01'22" E, 172.91 feet to an iron pin set;
Thence, with Lot 13, S19 degrees 33'54" W, 429.93 feet to an iron pin set;
Thence, with Lot 12, S74 degrees 24'13" W, 416.00 feet to an iron pin set;
Thence, with Lot 11, S74 degrees 24'13' W, 332.86 feet to an iron pin set;
Thence, S19 degrees 34'09" W, 161.72 feet to an iron pin set;
Thence, S70 degrees 25'51" E, 199.26 feet to an iron pin set;
Thence, S15 degrees 35'47"E, 219.88 feet to an iron pin set;
Thence, N74 degrees 24'13" E, 551.12 feet to an iron pin set;
Thence, S76 degrees 57'54" E, 64.96 feet to an iron pin set;
Thence, N11 degrees 30'00" E, 153.98 feet to an iron pin set;
Thence, S81 degrees 48'13" E, 1002.10 feet to an iron pin set in the westerly margin of River Road;

Thence, with said margin and a curve concave to the west having a central angle of 04 degrees 09'18", a radius of 691.20 feet and a chord of S04 degrees 18'51" W, 50.12 feet for an arc length of 50.13 feet to the point of beginning containing 440,482 square feet or 10.11 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.