22-1172

E.LO

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of January, 2003 by and between ECHO HILL JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP , herein after referred to as GRANTOR, and J.D. EATHERLY* herein after referred to as GRANTEE.

*for Eatherly Properties LP

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

BEING PART OF THE PROPERTY CONVEYED TO ECHO HILL JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP, BY DEEDS OF RECORD IN BOOK 7489, PAGE 982, BOOK 7489, PAGE 978, AND BOOK 7570, PAGE 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO AGREEMENT AND QUITCLAIM DEED OF RECORD IN BOOK 7919, PAGE 877.

This is improved/unimproved property known as: 37.29 Acres Near Old Dickerson Road, Goodlettsville, TN

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Richard Lee Wendt Jr
by Wendt POA

ECHO HILL JOINT VENTURE
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/20/03 10:37 5pgs
Fees:28.00 Taxes:1202.50

20030220-0022453

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SAN LUIS OBISPO } ss.

On January 28, 2003 (Date) before me, Natalie R Foreman, Notary Pub. C (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared William A. Worrell (Name(s) of Signer(s))

personally known to me
X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NATALIE R. FOREMAN
COMM. # 1212719
NOTARY PUBLIC-CALIFORNIA
SAN LUIS OBISPO COUNTY
COMM. EXP. MARCH 11, 2003

WITNESS my hand and official seal.

Natalie R Foreman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

ATTORNEY IN FACT California
STATE OF ~~TENNESSEE~~
COUNTY OF San Luis Obispo

On this 30th day of January, 2003 before me personally appeared WILLIAM ANTHONY WORRELL, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HUBERT LEE WORRELL, JR., PARTNER OF ECHO HILL JOINT VENTURE, and acknowledged that he/she executed the same as the free act and deed of said HUBERT LEE WORRELL, JR., PARTNER OF ECHO HILL JOINT VENTURE

Witness my hand, at office, this 30th day of January, 2003.

Holly Newman
Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
J.D. EATHERLY
1700 Hayes St. Nashville TN

Send Tax Statements to:
SAME

Map and parcel 033-00-0-029.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 $325,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of January, 2003.

Holly Newman
Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1172

ECHO HILLS - PROPERTY DESCRIPTION

A certain tract of land in the 10th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded on the north by BVT Worrell farms, LTD., of record in Book 6819, Page 193, Register's office Davidson County, Tennessee, bounded on the east by Randall L. Jones & wife Sylvia N. Jones of record in Instrument No. 20011025-0116965, Register's office Davidson County, Tennessee, Old Center Church of Christ Trustees, of record in Book 3614, Page 283, Register's office Davidson County, Tennessee, Johnson Properties L.C., of record in Book 10071, Page 966, Register's office Davidson County, Tennessee, bounded on the south by Echo Hill Estates Section One, of record in Plat Book 6900, Page 634, Register's office Davidson County, Tennessee, bounded on the west by Echo Hill Estates Section Two, of record in Plat Book 6900, Page 791, Register's office Davidson County, Tennessee, and being more particularly described as follows:

Beginning on a 3/8 inch iron rod(o) located at the northwest corner of the subject tract and the northeast corner of said Echo Hill Estates Section Two and in the South line of the said BVT Worrell Farms, LTD.; thence,

With the South line of the said BVT Worrell Farms, LTD. for the next two calls,
1. North 87 degrees 19 minutes 03 seconds East, 951.65 feet to an iron rod(o); thence,
2. North 86 degrees 39 minutes 59 seconds East, 367.08 feet to an iron rod(o) in the West line of the said Randall L. Jones & wife Sylvia N. Jones; thence,

With Jones West line South 07 degrees 23 minutes 39 seconds West, 808.84 feet to an iron rod(o) in the North line of the said Johnson Properties L.C.; thence,

With the North line of the Johnson Properties L.C. North 84 degrees 15 minutes 12 seconds West, 333.88 feet to a one inch iron rod(o) at the northwest corner of Johnson Properties L.C. and the northeast corner of the said Old Center Church of Christ Trustees property; thence,

With the Old Center Church of Christ Trustees property for the next three calls,
1. North 85 degrees 38 minutes 19 seconds West, 120.76 feet to a one inch iron rod(o); thence,
2. South 06 degrees 08 minutes 48 seconds West, 409.62 feet to a one inch iron rod(o); thence,
3. South 06 degrees 15 minutes 08 seconds West, 288.04 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Northeast corner of lot 59 of Echo Hill Estates Section One; thence,

With the North line of Echo Hill Estates Section One for the next 7 calls,
1.North 83 degrees 37 minutes 38 seconds West, passing a 1 inch iron rod(o) at 25.00 feet, in all 152.33 feet to a 1 inch iron rod(o); thence,
2.North 04 degrees 58 minutes 49 seconds East, 37.33 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
3. North 84 degrees 32 minutes 56 seconds West, 434.50 to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,

4. North 84 degrees 46 minutes 59 seconds West, 22.80 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
5. North 81 degrees 19 minutes 22 seconds West, 50.07 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
6. North 82 degrees 53 minutes 26 seconds West, 14.91 feet to a 3/8 inch iron rod(o); thence,
7. North 82 degrees 39 minutes 57 seconds West, 174.76 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Southeast corner of Lot 81, Echo Hill Estates Section Two; thence,

With the East line of Echo Hill Estates Section Two for the next 14 calls,
1. North 16 degrees 30 minutes 52 seconds East, 187.87 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates in the North right-of-way of Solitude Circle,
2. Along the North right-of-way of Solitude Circle along a curve to the right having a central angle of 25 degrees 04 minutes 01 seconds, a radius of 278.85 feet, an arc length of 122.00 feet, a tangent of 61.99 feet, and a chord bearing and distance of North 60 degrees 58 minutes 54 seconds West, 121.03 feet to a 3/4 inch iron rod(o),
3. North 41 degrees 28 minutes 17 seconds West, 153.05 feet to an iron rod(o); thence,
4. North 52 degrees 31 minutes 39 seconds West, 62.46 feet to a concrete monument(o); thence,
5. North 25 degrees 57 minutes 56 seconds West, 263.86 feet to a concrete monument(o); thence,
6. North 18 degrees 49 minutes 35 seconds West, 80.14 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
7. North 00 degrees 31 minutes 07 seconds East, 156.90 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
8. North 37 degrees 05 minutes 12 seconds East, 85.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
9. North 88 degrees 21 minutes 07 seconds East, 180.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
10. North 01 degrees 38 minutes 53 seconds West, 128.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
11. South 80 degrees 09 minutes 03 seconds East, 6.44 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
12. South 87 degrees 30 minutes 45 seconds East, 36.82 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
13. North 06 degrees 37 minutes 22 seconds East, 172.52 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
14. North 12 degrees 25 minutes 57 seconds East, 27.63 feet to the **Point of Beginning**, containing 1,148,694 square feet or 26.370 acres, more or less, as calculated by the above described courses and distances.

G:\87135\2634\Echo.wpd 01/10/03