Davidson County DEEDWARR
Recvd: 07/02/03 08:35 7pgs
Fees:38.00 Taxes:3300.53
20030702-0091229

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $892,035.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of June, 2003.

Notary Public

My Commission Expires: 10-18-04

WILLIAMSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WILLIAM JACKSON M. WELCH JR.

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cobblestone Landing, LLC
11841 Mason-Montgomery Road, Suite A
Cincinnati, OH 45249

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
87-133; 75-1.03; 75-3; 75-1

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, **Kenard V. Peterman and wife, Anita Louise Peterman,** hereinafter referred to as Grantors, hereby transfers and conveys to **Cobblestone Landing, LLC, an Ohio limited liability company,** hereinafter referred to as Grantee, its heirs and assigns a certain tract or parcel of land in Davidson & Wilson Counties, State of Tennessee described as follows, TO WIT:

See Attached EXHIBIT A

Being the same property conveyed to Kenard V. Peterman and wife, Anita Louise Peterman, from Ernest D. Williams, a single person, by Warranty Deed of record in Book 6271, Page 227, Register's Office for Davidson County, Tennessee, and in Book 390, Page 503, Register's Office for Wilson County, Tennessee (said Deed was re-recorded in Book 6286, Page 272, R.O.D.C.); and being the same property conveyed to Kenard V. Peterman and wife, Anita L. Peterman, as tenants by the entireties, from Kenard V. Peterman by Quitclaim Deed of record in Book 7854, Page 678, Register's Office for Davidson County, Tennessee, and in Book 414, Page 957, Register's Office for Wilson County, Tennessee, and being the same property conveyed to Kenard V. Peterman from Richard James Cornwell and Sandra Lee Cornwell by Warranty Deed of record in Book 5549, Page 29, Register's Office for Davidson County, Tennessee, and in Book 371, Page 9, Register's Office for Wilson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions as shown on deed in Book 5185, page 216, Register's Office for Davidson County and of record in Deed Book 319, page 24, Register's Office for Wilson County, Tennessee, which indicate they were to remain in force until June 30, 1997.

Note a right of ingress/egress reserved in Deed Book 82, page 7, Register's Office for Wilson County, Tennessee for access to J. W. Hangar's graveyard as indicated in deed of record in Book 5185, page 216, Register's Office for Davidson County, Tennessee and of record in Deed Book 319, page 24, Register's Office for Wilson County, Tennessee.

Survey of J.R. Scott dated October 25, 1951, shows a power line across the west part of the premises as shown on deed of record in Book 5185, page 216, Register's Office for Wilson County, Tennessee and of record in Deed Book 319, page 24, Register's Office for Wilson County, Tennessee.

Note the 30 foot ingress and egress easement across this tract beginning on the south line approximately 446 feet east of New Hope Road and running in a northeast direction for approximately 68 feet to the north line of this tract. Being approximately 484 feet from the east margin of New Hope Road and is for the joint benefit of the owners of Tracts 4,5,6,7,8,9 and 10, as shown on survey by Chas. Wilson Sr., dated June 1977, with the right of each property owner to use same as shown on the deed of record in Book 5185, page 216, Davidson County, Tennessee and of record in Deed Book 319, page 24, Register's Office for Wilson County, Tennessee.

Restrictions as shown on deed in Book 6286, page 272, Register's Office for Davidson County and of record in Deed Book 390, page 503, Register's Office for Wilson County, Tennessee, which indicate they were to remain in force until June 30, 1997.

Note a right of ingress/egress reserved in Deed Book 82, page 7, Register's Office for Wilson County, Tennessee for access to J. W. Hangar's graveyard as indicated in deed of record in Book 6286, page 272, Register's Office for Davidson County, Tennessee and of record in Deed Book 390, page 503, Register's Office for Wilson County, Tennessee.

Note the 30 foot ingress and egress easement across this tract beginning on the south line approximately 415 feet east of New Hope Road and running in a northeast direction for approximately 60 feet to the north line of this tract. Being approximately 446 feet from the east margin of New Hope Road and is for the joint benefit of the owners of Tracts 4,5,6,7,8,9 and 10, as shown on survey by Chas. Wilson Sr., dated June 1977, with the right of each property owner to use same as shown on the deed of record in Book 6286, page 272, Davidson County, Tennessee and of record in Deed Book 390, page 503, Register's Office for Wilson County, Tennessee.

Any easements a visible inspection of said tracts would disclose.

Note any mention of acreage is intended for identification purposes only and not to indicate exact amount of acreage for said property.

Subject to matter as shown on the Hollis Hangar Farm of record in Plat Book 1, page 54, Chancery Court at Nashville, Davidson County, Tennessee.

Title to that portion of the premises embraced within the bounds of any roads or highways.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, 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 69.15 acres, North New Hope Road, Davidson & Wilson Counties, Tennessee.

GRANTOR hereby conveys to **GRANTEE** a temporary construction easement over and across the entire parcel of land herein retained by **GRANTOR** for the construction of all utilities, infrastructure, grading, and any and all other construction activities related to the construction of Cobblestone Landing Subdivision. This temporary construction easement shall automatically terminate upon the completion of all construction in the Cobblestone Landing Subdivision, of which this parcel of land is to be a part. Excluded from this temporary construction easement is the existing dwelling currently located on this parcel of land and an area of land surrounding the existing dwelling extending ten (10) feet out from all sides of said dwelling.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do

covenant with the said **GRANTEE** 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 **GRANTEE**, its 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 30th day of June, 2003.

Kenard V. Peterman

Kenard V. Peterman

Anita Louise Peterman

Anita Louise Peterman

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 Kenard V. Peterman and Anita Louise Peterman, 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 30 day of June, 2003.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LAND DESCRIPTION

Tax Map 75 Parcel (3.00)

Being a tract of land lying in the Twenty-fifth Civil District of Wilson County, City of Mt. Juliet, Tennessee. Said tract being the Kenard V. Peterman property, of record in Deed Book 414, Page 957, Register's Office for Wilson County, and being more particularly described as follows:

Commencing at an iron pin on the Easterly Margin of New Hope Road, Southeast of Old Lebanon Dirt Road, being the Southwest corner of the Kenard V. Peterman property, of record in Deed Book 390, Page 503, Register's Office for Wilson County, and Deed Book 6286, Page 272, Register's Office for Davidson County; thence, laving said margin, South 81°07'34" East, 1,530.93 feet; thence, South 60°01'22" East, 1,211.89 feet; thence, South 08°03'21" West; thence, South 80°37'46" East, 160.15 feet; thence, South 10°20'09" West, 778.67 feet; thence, South 80°51'38" East, 536.44 feet; thence, North 15°12'27" East, 65.26 feet to the East line of the David Waldron property, as recorded in Deed Book 463, Page 2, Register's Office for Wilson County, and Deed Book 11476, Page 235, Register's Office for Davidson County, and being the Point of Beginning;

Thence, North 08°08'40" East, a distance of 711.64 feet;
Thence, South 80°37'46" East, a distance of 712.93 feet to the West line of Chandler Pointe Subdivision, Phase 4, Section 1, of record in Plat Book 21, Page 705, Register's Office for Wilson County;
Thence, South 06°54'00" West, a distance of 28.79 feet to an iron pin;
Thence, South 10°53'45" West, a distance of 149.10 feet to an iron pin;
Thence, South 09°16'55" West, a distance of 526.22 feet to a planted stone;
Thence, South 13°13'45" East, a distance of 2.30 feet to an iron pin, in the North line of the John B. Steele property, as recorded in Deed Book 902, Page 1467, Register's Office for Wilson County;
Thence, North 81°04'01" West, a distance of 696.69 feet to the Point of Beginning and containing 498,636 Square Feet or 11.45 Acres, more or less.

LAND DESCRIPTION

Tax Map 87 Parcel (44) Davidson County
Tax Map 75 Parcel (1.00) Wilson County

Being a tract of land lying in the Twenty-fifth Civil District of Wilson County, City of Mt. Juliet, and the Twelfth Councilmanic District of Davidson County, Nashville, Tennessee. Said tract being the Kenard V. Peterman property, of record in Deed Book 414, Page 957, Register's Office for Wilson County, and Deed Book 7854, Page 678, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point on the Easterly Margin of New Hope Road, Southeast of Old Lebanon Dirt Road, being the Southwest corner of the J. Dedrick Stevens property of record in Deed Book 407, Page 874, Register's Office for Wilson County and Deed Book 7408, Page 406, Register's Office for Davison County;

Thence, leaving said margin, South 75°24'38" East, a distance of 422.71 feet;
Thence, North 87°53'58" East, a distance of 644.25 feet;
Thence, North 81°28'36" East, a distance of 502.26 feet;
Thence, South 72°06'22" East, a distance of 2750.87 feet to the West line of Chandler Pointe Subdivision, Phase 4, Section 1, as recorded in Plat Book 21, Page 705, Register's Office for Wilson County;
Thence, South 04°45'16" West, a distance of 32.27 feet to an iron pin;
Thence, South 09°51'01" West, a distance of 263.43 feet to an iron pin;
Thence, South 08°42'29" West, a distance of 300.37 feet to an iron pin;
Thence, South 10°52'44" West, a distance of 277.77 feet to an iron pin;
Thence, South 06°54'00" West, a distance of 138.16 feet to the Northwest corner of the Deed Book 414, Page 957, Register's Office for Wilson County, and Deed Book 7854, Page 678, Register's Office for Davidson County;
Thence, North 80°37'46" West, a distance of 712.93 feet to the Northwest corner of the David Waldron property as recorded in Deed Book 463, Page 2, Register's Office for Wilson County and Deed Book 11476, Page 2, Register's Office for Davidson County;
Thence, North 09°59'26" East, a distance of 658.80 feet;
Thence, North 64°26'22" West, a distance of 2100.00 feet;
Thence, South 89°21'49" West, a distance of 484.86 feet;
Thence, North 86°40'14" West, a distance of 635.46 feet;
Thence, North 78°15'00" West, a distance of 420.90 feet to the Easterly margin of New Hope Road;
Thence, with said margin, North 08°38'04" East, a distance of 64.73 feet to the Point of Beginning and containing 1,527,409 Square Feet or 35.06 Acres, more or less.

LAND DESCRIPTION

Tax Map 87 Parcel (133) Davidson County
Tax Map 75 Parcel (1.03) Wilson County

Being a tract of land lying in the Twenty-fifth Civil District of Wilson County, City of Mt. Juliet, and the Twelfth Councilmanic District of Davidson County, Nashville, Tennessee. Said tract being the Kenard V. Peterman property, of record in Deed Book 390, Page 503, Register's Office for Wilson County, and Deed Book 6286, Page 272, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point on the Easterly Margin of New Hope Road, Southeast of Old Lebanon Dirt Road, being the Southwest corner of the Kenard V. Peterman property, of record in Deed Book 414, Page 957, Register's Office for Wilson County, and Deed Book 7854, Page 678, Register's Office for Davidson County;

Thence, leaving said margin, South 78°15'00" East, a distance of 420.90 feet;
Thence, South 86°40'14" East, a distance of 635.46 feet;
Thence, North 89°21'49" East, a distance of 484.86 feet;
Thence, South 64°26'22" East, a distance of 2,100.00 feet;
Thence, South 09°59'26" West, a distance of 658.80 feet to the Northeast corner of the David Waldron property, as recorded in Deed Book 463, Page 2, Register's Office for Wilson County, and Deed Book 11476, Page 235, Register's Office for Davidson County;
Thence, North 80°37'46" West, a distance of 514.73 feet to an iron pin, the Northeast corner of the Clarence Edward Crowder, Jr. property as recorded in Deed Book 9000, Page 155, Register's Office for Davidson County;
Thence, North 80°37'46" West, a distance of 160.15 feet to an iron pin in the West line of the Stephen K. Felts property, recorded by Instrument number 200005310054024, Register's Office for Davidson County;
Thence, North 08°03'21" West, a distance of 663.16 feet to an iron pin;
Thence, North 60°01'22" West, a distance of 1,211.89 feet to an iron pin;
Thence, North 81°07'34" West, a distance of 1,530.93 feet to an iron pin on the Easterly margin of New Hope Road;
Thence, with said margin, North 08°38'04" East, a distance of 64.66 feet to the Point of Beginning and containing 103,113 Square Feet or 23.67 Acres, more or less.

There is included in the preceding legal descriptions, but excepted from the conveyance the following tract of land which is retained by the GRANTOR:

Being a tract of land in the Twelfth Councilmanic District of Nashville, Davidson County, Tennessee, being the proposed Lot 2 of Cobblestone Landing, Phase Two and being more particularly described as follows:

Beginning at a point in the easterly margin of New Hope Road, said point being the southwest corner of the herein-described lot;

Thence, along the margin of said road North 08°46'55" East, a

Distance of 70.97 feet to a point;

Thence, North 12°48'44" East, a distance of 71.53 feet to the beginning of a curve to the right at the intersection of the westerly right-of-way of the proposed road "A" in Cobblestone Landing, Phase Two;

Thence, along said curve to the right having a radius of 25.06 feet, an arc distance of 39.16 feet to a point in the southerly right-of-way of said proposed Road "A";

Thence, continuing with said proposed right-of-way South 80°51'43" East, a distance of 68.29 feet to a point at the beginning of a curve to the right;

Thence, along said curve to the right, having a radius of 327.00 feet, an arc distance of 139.91 feet to a point;

Thence, South 56°20'49" East, a distance of 69.68 feet to a point, said point being the northeast corner of the herein-described lot;

Thence, leaving the southerly right-of-way of the proposed Road "A" South 08°52'55" West, a distance of 107.56 feet to a point near the northerly line of Stephen K. and Susan Felts, instrument no.200005310054024, R.O.D.C.,

Thence, along or near said line North 81°07'05" West,

A distance of 297.00 feet to the Point of Beginning, Containing 44,980 square feet or 1.03 acres, more or less.