STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2003.

Notary Public

My Commission Expires: 10-18-04

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

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: 08/06/03 12:47 3pgs
Fees:18.00 Taxes:484.70
20030806-0111867

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Holton and Catherine Holton
7448 River Road
Nashville, TN 37209

SEND TAX BILLS TO:
4102 Colorado Ave.
Nashville, TN 37209

MAP-PARCEL NUMBERS:
89-00-0-65

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, **William E. Kantz, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Holton and wife, Catherine Holton** 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:

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, 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, Register's Office for Davidson County; 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.

Being the same property conveyed to William E. Kantz, Jr., by Warranty Deed, from Mary Fleming Jones, of record in Instrument No. 20020904-0106327, dated August 29, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

Declaration of Covenants, Conditions and Restrictions of record in Book / Instrument No. 20010117-0004873, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book / Instrument No. 199912140303054, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress in Instrument No. 20010117-0004874, Register's Office for Davidson County, Tennessee.

Joint Driveway Agreement in Instrument No. 20010514-0049717, Register's Office for Davidson County, Tennessee.

Affidavit for Reference of record in Book 11001, page 983, Register's Office for Davidson County, Tennessee.

Private Roadway Easement of record in Book 11001, page 898, Register's Office for Davidson County, Tennessee.

Temporary Access easement of record in Book 11102, page 1, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities of record in Book 5566, page 109; Book 5608, page 811; and Book 5942, page 501, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

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 7448 River Road , Nashville, TN 37209.

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 31st day of July, 2003.

William E. Kantz, Jr.

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 William E. Kantz, Jr., 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 31st day of July, 2003.

Notary Public

My Commission Expires: 10-18-04

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

08800-RC