Davidson County DEEDWARR
Recvd: 08/20/03 14:43 5pgs
Fees:28.00 Taxes:2099.75
20030820-0120891

This Instrument Prepared By: (FRH)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Map 69
Parcels 73, 74 and 75

Address New Owner/
Send Tax Bills to:

Natural Creations, LLC
1119 Chester Avenue
Nashville, TN 37206

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BARBARA ANN MERCURIO** (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **NATURAL CREATIONS, LLC**, a Tennessee limited liability company (hereinafter the "GRANTEE"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 3952 Stewarts Lane, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Vincent A. Mercurio, husband of GRANTOR, hereby joins in the execution of this General Warranty Deed for the purposes of conveying any and all right, title and interest he may have in and to the property, by virtue of the marital relationship or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 20 day of August, 2003.

BARBARA ANN MERCURIO

VINCENT A. MERCURIO

238070.1/11803.1

STATE OF Maryland)
COUNTY OF Baltimore)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BARBARA ANN MERCURIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2003.

Patricia A. Kellerman
NOTARY PUBLIC

My Commission Expires:
6-1-2005

STATE OF Maryland)
COUNTY OF Baltimore)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VINCENT A. MERCURIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2003.

Patricia A. Kellerman
NOTARY PUBLIC

My Commission Expires:
6-1-2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $567,500.00.

Matthew D. Dawson
AFFIANT

Subscribed and sworn to before me
this 20th day of August, 2003.

Stella M McDaniel
Notary Public

My Commission Expires:
STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

238070.1/11803.1

EXHIBIT A

Being a tract or parcel of land situated in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod situated in the easterly margin of Stewarts Lane, said point also being the southwest corner of the Terry F. & Kim Flatt property, of record in Book 11149, page 830, R.O.D.C., TN;

Thence, leaving said road, S 88°31'03" E, a distance of 1422.88 feet to an iron rod;

Thence, S 00°07'15" E, a distance of 240.00 feet to an iron rod;

Thence, S 16°15'26" E, a distance of 237.98 feet to a point situated in the centerline of Whites Creek;

Thence, along the centerline of said creek, S 30°27'28" E, a distance of 268.21 feet to a point;

Thence, along the centerline of said creek, S 03°08'49" W, a distance of 254.11 feet to a point;

Thence, along the centerline of said creek, S 33°30'17" E, a distance of 347.39 feet to a point;

Thence, along the centerline of said creek, S 10°42'43" E, a distance of 134.88 feet to a point;

Thence, along the centerline of said creek, S 13°56'05" W, a distance of 141.10 feet to a point;

Thence, along the centerline of said creek, S 36°37'35" W, a distance of 297.28 feet to a point;

Thence, along the centerline of said creek, S 66°07'39" W, a distance of 187.62 feet to a point;

Thence, along the centerline of said creek, S 49°22'32" W, a distance of 106.57 feet to a point;

Thence, along the centerline of said creek, S 01°00'43" E, a distance of 71.25 feet to a point;

Thence, leaving said centerline of creek, S 77°44'45" W, a distance of 779.57 feet to an iron rod;

Thence, S 25°37'45" W, a distance of 123.50 feet to an iron rod;

Thence, N 88°52'15" W, a distance of 624.89 feet to an iron rod situated in the easterly margin of Stewarts Lane;

Thence, along said road, N 01°52'20" E, a distance of 2270.19 feet to the point of beginning and containing 3,480,769.321 square feet or 79.907 acres of land, more or less, described according to the ALTA/ACSM Land Title Survey, Stewarts Lane, dated July 31, 2003, prepared by Steven D. Delle, Tennessee RLS No. 1710, Dale & Associates, 516 Heather Place, Nashville, Tennessee 37204, Project No. 03111.

Being the same property conveyed to Allison Ballenger and wife, Olga Ballenger, by deed of record in Book 3833, page 364, Register's Office for Davidson County, Tennessee, the said Olga Ballenger having predeceased Allison Ballenger and the said Allison Ballenger having since died. The will of Allison Ballenger of record in Will Book 140, page 637, Davison County Probate Court Clerk's Office, devised the subject property to Barbara Ann Mercurio.

EXHIBIT B

1. Real estate taxes for 2003, a lien, but not yet due and payable, which have been prorated between the parties.

2. Warranty Deed of Flowage Easement, of record in Book 2149, page 53, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4212, page 916, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6010, page 822, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6407, page 372, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6407, page 375, said Register's Office.

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

8. ALTA/ACSM Land Title Survey, Stewarts Lane, dated July 31, 2003, prepared by Steven D. Delle, Tennessee RLS No. 1710, Dale & Associates, 516 Heather Place, Nashville, Tennessee 37204, Project No. 03111, and Surveyor's Report, dated July 25, 2003.