THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17510G

Davidson County DEEDWARR
Recvd: 02/09/04 09:20 2pgs
Fees:13.00 Taxes:573.50
20040209-0015096

MAP/GROUP/PARCEL:
59/154

NEW OWNER'S NAME AND ADDRESS:
Roy Conway Flowers
3523 Richardson Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Population-Environment Balance, Inc., a Washington, DC 501-C-3 Non-Profit Corporation, hereinafter called Grantor, does hereby transfer and convey unto Roy Conway Flowers, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Property located in the Second Councilmanic District of Nashville, Davidson County, Tennessee and, being more particularly described according to a survey performed by Wamble and Associates, dated December 30, 1988, as follows:

Beginning at an iron pin, set this survey, on the north right-of-way (50-feet) of Moorman's Arm Road, said pin being the southeast corner of property conveyed to Phyllis Wheatley Homes as of record in Deed Book 4223, page 209, R.O.D.C., Tennessee; said pin also being 321.35 feet as measured along said north right-of-way from an existing concrete monument at the southeast corner of Haynes Manor Subdivision, Section II, as of record in Plat Book 3700, page 88, R.O.D.C., Tennessee; thence, leaving said north right-of-way and following the east boundary line of said Phyllis Wheatley Homes Property North 27 degrees 09 minutes 03 seconds West 499.60 feet to an iron pin, set this survey; thence, continuing with said Phyllis Wheatley Homes east boundary line North 70 degrees 00 minutes 06 seconds East 137.90 feet to an existing iron rod; thence, North 56 degrees 00 minutes 33 seconds East 115.00 feet to an iron pin, set this survey; thence, North 41 degrees 15 minutes 13 seconds East 220.00 feet to an existing iron pin; thence, North 25 degrees 01 minutes 52 seconds East 123.29 feet to an existing iron pin; thence, North 67 degrees 46 minutes 52 seconds East 154.90 feet to an iron pin, set this survey, on the west right-of-way (60-feet) of Whites Creek Pike; thence, leaving said Phyllis Wheatley Homes east boundary line and following said west right-of-way with a curve to the left having a central angle of 11 degrees 17 minutes 20 seconds, a radius of 2,899.30 feet an arc length of 571.24 feet, a tangent of 286.55 feet and a chord bearing and length of South 27 degrees 22 minutes 23 seconds East 570.32 feet to an iron pin, set this survey, said pin being the northeast corner of property conveyed to National Convenience Stores, Inc., as of record in Deed Book 4841, page 727, R.O.D.C., Tennessee; thence, leaving said west right-of-way and following the north boundary line of said National Convenience Stores, Inc. Property South 57 degrees 14 minutes 47 seconds West 135.00 feet to an iron pin, set this survey, being then northwest corner of said National Convenience Stores, Inc. Property; thence, South 26 degrees 43 minutes 43 seconds East 178.97 feet to an iron pin, set this survey, on the west boundary line of property conveyed to Regent Properties, Inc., as of record in Deed Book 4971, page 292, R.O.D.C., Tennessee; thence, South 15 degrees 04 minutes 00 seconds East 50.00 feet to an iron pin, set this survey, on the

north right-of-way of Moorman's Arm Road, said pin also being the southwest corner of said Regent Properties, Inc. Property; thence, following said north right-of-way South 80 degrees 56 minutes 00 seconds West 440.91 feet to an iron pin, set this survey; thence, continuing with said north right-of-way with a curve to the left having a central angle of 08 degrees 48 minutes 24 seconds, a radius of 966.70 feet, an arc length of 148.59 feet, a tangent of 74.44 feet, and a chord bearing and length of South 76 degrees 31 minutes 49 seconds West 148.44 feet to the point of beginning.

Containing 426,684 square feet, or 9.79 acres, more or less.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20011228-0143670, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Population-Environment Balance, Inc.

By: Virginia Abernethy, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Virginia Abernethy as President of Population-Environment Balance, Inc., a Washington, DC 501-C-3 Non-Profit Corporation, with whom I am personally acquainted, and made oath that she as such President with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of January 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $155,000.00.

AFFIANT

Sworn to and subscribed before me this the 30th day of January 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006