WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 16:37 4pgs
Fees:23.00 Taxes:629.00
20040510-0053407

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2004
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patton, Jr. (NAME)	Farm Credit Services of (NAME)	MAP 058 PAR 51,52
661 Ewing Drive (ADDRESS)	145 College Street (ADDRESS)	53, & 006 AND
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	MAP 048 PAR 044

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn Ann Biggs and Diane Walker Hagopian and Robyn Luane Strain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" FOR LEGAL DESCRITPTION

BEING the same property conveyed to Lula Mai Holt by Warranty Deeds of record in Book 2597, page 627, Book 2291, page 553, Book 2649, page 507, and Book 5109, page 353, Register's Office for Davidson County, TN
The said Lula Mai Holt having since died Intestate on April 15, 2001, leaving her only heirs-at-law as Carolyn Ann Biggs and Norma Frances Johnson. The said Norma Frances Johnson having predeceased the said Lula Mai Holt leaving her only heirs-at-law as Robyn Luane Strain, and Diane Walker Hagopian FKA Sherrie Diane Hagopian.

Carolyn Biggs excutes this Instrument as Attorney-in-Fact on behalf of Robyn Strain and Diane W. Hagopian pursuant to Special Power-of-Attorney of record by Instrument No. 20040510-0053405, in the Register's Office for Davidson County, Tennessee; and Instrument No. 20040510-0053406, R.O.D.C., TN

Carolyn Biggs and Carolyn Ann Biggs is one and the same person.

Diane W. Hagopian, Diane Walker Hagopian and Sherri Diane Hagopian is one and the same person.

CONTINUED .... PAGE TWO

unimproved (X)
This is improved ( ) property, known as 4610 Eatons Creek Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 5th day of May 2004

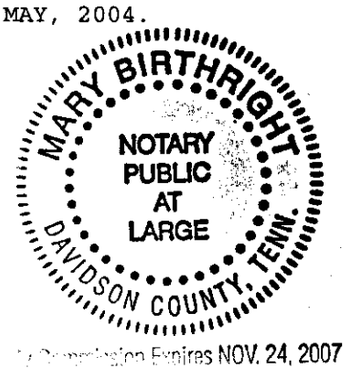
Carolyn Ann Biggs
Carolyn Ann Biggs
Diane Walker Hagopian
XXXX Diane Walker Hagopian by Carolyn Biggs By Carolyn Biggs Attorney in fact
By: Carolyn Biggs, Attorney-in-fact

Robyn Luane Strain
BYX Robyn Luane Strain
Carolyn Biggs, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 05th day of MAY, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared CAROLYN BIGGS, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of DIANE WALKER HAGOPIAN AND ROBYN LUANE STRAIN, the within named bargainor(s), as their attorney in fact, and being authorized so to do, acknowledged SHE executed the same as the free act of DIANE WALKER HAGOPIAN AND ROBYN LUANE STRAIN.

Witness my hand and official seal at Goodlettsville, Tennessee, this 05th day of MAY, 2004.



My Commission Expires NOV. 24, 2007

NOTARY PUBLIC

CONTINUATION:

Robyn Strain and Robyn Luane Strain is one and the same person.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

EXHIBIT A

BEING FOUR TRACTS OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE TENNESSEE, THE SAID TRACTS BEING TAX MAP 48, PARCEL 44 AS OF RECORD IN BOOK 2649, PAGE 507, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, AND TAX MAP 53, PARCEL 51 AS OF RECORD IN BOOK 5109, PAGE 353, R.O.D.C., TN., PARCEL 52 AS OF RECORD IN BOOK 2597, PAGE 627, R.O.D.C., TN., PARCEL 53 AS OF RECORD IN BOOK 2291, PAGE 553, R.O.D.C., TN. THE SAID TRACTS BEING SITUATED ON THE EASTERLY SIDE OF EATONS CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A P.K. NAIL NEW IN THE CENTERLINE OF EATONS CREEK ROAD, THE SAID NAIL BEING LOCATED APPROXIMATELY 50 FEET NORTH OF THE INTERSECTION OF THE SAID ROAD AND SULPHUR CREEK ROAD;

THENCE, WITH THE CENTERLINE OF EATONS CREEK ROAD, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, WITH A CURVE TO THE RIGHT, THE SAID CURVE HAVING A DELTA ANGLE OF 13 DEG 59 MIN 43 SEC, A RADIUS OF 727.54 FEET, A CHORD BEARING OF NORTH 04 DEG 31 MIN 51 SEC WEST, A CHORD DISTANCE OF 177.27 FEET, FOR AN ARC LENGTH OF 177.71 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 02 DEG 28 MIN 00 SEC EAST, 94.14 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 05 DEG 04 MIN 06 SEC EAST, 734.18 FEET TO A P.K. NAIL NEW;
THENCE, WITH A CURVE TO THE LEFT, THE SAID CURVE HAVING A DELTA ANGLE OF 13 DEG 56 MIN 42 SEC, A RADIUS OF 1,100.00 FEET, A CHORD BEARING OF NORTH 01 DEG 54 MIN 15 SEC WEST, A CHORD DISTANCE OF 267.07 FEET, FOR AN ARC LENGTH OF 267.73 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 08 DEG 52 MIN 36 SEC WEST, 68.24 FEET TO A P.K. NAIL NEW;
THENCE, WITH A CURVE TO THE LEFT, THE SAID CURVE HAVING A DELTA ANGLE OF 14 DEG 04 MIN 09 SEC, A RADIUS OF 1,068.77 FEET, A CHORD BEARING OF NORTH 15 DEG 54 MIN 40 SEC WEST, A CHORD DISTANCE OF 261.78 FEET, FOR AN ARC LENGTH OF 262.44 FEET TO A P.K. NAIL NEW, THE SAID NAIL BEING THE SOUTHWEST CORNER OF THE EARL C. DOWNEY, JR. AND RUTH ETHEL DOWNEY, TRUSTEE PROPERTY, AS OF RECORD IN BOOK 10199, PAGE 354, R.O.D.C., TN.;

THENCE, WITH THE SOUTHERLY LINE OF THE SAID DOWNEY PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, NORTH 32 DEG 51 MIN 48 SEC EAST, 320.48 FEET TO AN IRON PIN NEW;
THENCE, NORTH 37 DEG 10 MIN 24 SEC EAST, 241.29 FEET TO AN IRON PIN NEW;
THENCE, NORTH 33 DEG 32 MIN 16 SEC EAST, 82.00 FEET TO A IRON PIPE OLD;
THENCE, SOUTH 89 DEG 30 MIN 20 SEC EAST, 188.01 FEET TO AN IRON PIN OLD;
THENCE, NORTH 22 DEG 03 MIN 57 SEC EAST, 134.50 FEET TO AN IRON PIN NEW;
THENCE, NORTH 40 DEG 58 MIN 57 SEC EAST, 219.50 FEET TO AN IRON PIN NEW;
THENCE, NORTH 49 DEG 41 MIN 07 SEC EAST, 212.30 FEET TO AN IRON PIN OLD;
THENCE, NORTH 20 DEG 14 MIN 26 SEC WEST, 148.00 FEET TO AN IRON PIN NEW;
THENCE, NORTH 52 DEG 21 MIN 00 SEC EAST, 273.29 FEET TO A 12" HACKBERRY TREE;
THENCE, NORTH 71 DEG 09 MIN 13 SEC EAST, 47.70 FEET TO A 24" HICKORY TREE;
THENCE, SOUTH 70 DEG 01 MIN 15 SEC EAST, 36.96 FEET TO A 20" OAK TREE;
THENCE, NORTH 59 DEG 55 MIN 10 SEC EAST, 203.20 FEET TO A 40" SYCAMORE TREE,
THENCE, NORTH 62 DEG 15 MIN 10 SEC EAST, 244.63 FEET TO AN IRON PIN NEW;
THENCE, NORTH 56 DEG 37 MIN 39 SEC EAST, 213.21 FEET TO AN IRON PIN NEW;
THENCE, NORTH 51 DEG 23 MIN 00 SEC EAST, 242.83 FEET TO AN IRON PIN NEW;
THENCE, NORTH 43 DEG 49 MIN 36 SEC EAST, 73.75 FEET TO AN IRON PIN NEW;
THENCE, NORTH 14 DEG 17 MIN 31 SEC EAST, 87.44 FEET TO A 18" HICKORY TREE;
THENCE, NORTH 29 DEG 35 MIN 49 SEC EAST, 204.14 FEET TO A 18" OAK TREE;
THENCE, NORTH 55 DEG 36 MIN 00 SEC EAST, 151.64 FEET TO A 24" OAK TREE;
THENCE, NORTH 07 DEG 43 MIN 30 SEC EAST, 90.25 FEET TO A 30" HICKORY TREE, THE SAID TREE BEING IN THE SOUTHERLY LINE OF THE MICHAEL B. BEARDEN, ETUX PROPERTY AS OF RECORD IN BOOK 5797, PAGE 339, R.O.D.C., TN ;

THENCE, WITH THE SAID BEARDEN PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 86 DEG 58 MIN 05 SEC EAST, 104.87 FEET TO AN IRON PIN NEW;
THENCE, NORTH 75 DEG 47 MIN 55 SEC EAST, 91.90 FEET TO AN IRON PIN OLD LOCATED AT A 15" HACKBERRY TREE, THE SAID PIN BEING IN THE WESTERLY LINE OF GLORIA LUTTRELL, ETAL PROPERTY, AS OF RECORD IN BOOK 4200, PAGE 983, R.O.D.C., TN.;

THENCE, WITH THE SAID LUTTRELL PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 06 DEG 02 MIN 19 SEC EAST, 132.64 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 07 DEG 57 MIN 20 SEC EAST, 348.88 FEET TO AN 18" HICKORY TREE;
THENCE, SOUTH 01 DEG 09 MIN 12 SEC EAST, 20.03 FEET TO AN IRON PIN NEW LOCATED AT A 24" OAK TREE;

THENCE, SOUTH 18 DEG 40 MIN 44 SEC WEST, 204.09 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 49 DEG 57 MIN 36 SEC WEST, 185.23 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 43 DEG 51 MIN 29 SEC WEST, 167.94 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 35 DEG 52 MIN 01 SEC WEST, 313.38 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 46 DEG 07 MIN 03 SEC WEST, 100.75 FEET TO AN IRON PIN NEW LOCATED AT A 30" OAK TREE;
THENCE, SOUTH 41 DEG 21 MIN 01 SEC WEST, 165.62 FEET TO AN IRON PIN NEW LOCATED AT A 40" OAK TREE;
THENCE, SOUTH 63 DEG 50 MIN 07 SEC WEST, 110.25 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 70 DEG 52 MIN 59 SEC WEST, 180.17 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 52 DEG 03 MIN 47 SEC WEST, 166.43 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 44 DEG 12 MIN 48 SEC WEST, 81.07 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 36 DEG 22 MIN 11 SEC WEST, 131.85 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 20 DEG 34 MIN 48 SEC WEST, 45.35 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 01 DEG 05 MIN 20 SEC EAST, 72.84 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 11 DEG 11 MIN 01 SEC EAST, 114.45 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 07 DEG 30 MIN 46 SEC EAST, 317.96 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 15 DEG 09 MIN 47 SEC EAST, 58.70 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 19 DEG 58 MIN 49 SEC EAST, 208.20 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 25 DEG 10 MIN 22 SEC EAST, 62.07 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 38 DEG 03 MIN 30 SEC EAST, 156.49 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 47 DEG 04 MIN 43 SEC EAST, 129.05 FEET TO AN IRON PIN OLD, THE SAID PIN BEING IN THE NORTHERLY LINE OF THE JAMES M. AND DEBRA JEAN FLOWERS PROPERTY, AS OF RECORD IN BOOK 11075, PAGE 969, R.O.D.C., TN.;

THENCE, WITH THE SAID FLOWERS PROPERTY, SOUTH 57 DEG 23 MIN 20 SEC WEST, 695.15 FEET TO AN IRON PIN OLD, THE SAID PIN BEING IN THE NORTHERLY LINE OF THE JAMES M. FLOWERS, ETUX PROPERTY, AS OF RECORD IN BOOK 6450, PAGE 731, R.O.D.C., TN.;

THENCE, WITH THE SAID FLOWERS PROPERTY, SOUTH 56 DEG 30 MIN 06 SEC WEST, PASSING THROUGH AN IRON PIN OLD LOCATED ON THE EASTERLY SIDE OF THE SAID EATONS CREEK ROAD AT A DISTANCE OF 1,161.42 FEET, FOR A TOTAL DISTANCE OF 1185.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3,361,514 SQUARE FEET OR 77.170 ACRES, MORE OR LESS.