map and parcel numbers:
20 C-A-79
36-18.01 39-79
20-19 39-79 sp. int. 1
20 C-A-100
39-78

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 118681 Instrument 20674
Rec'd: 45.00 Book 111 Pg 39
State: 3944.94 Recorded
Clerk: 1.00 8/6/2004 at 9:00 am
EDP: 2.00 In Record Book
Total: 3992.94
111 Pg 372

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
F&M Bank
322 Main Street
Clarksville, TN 37040

FORECLOSURE DEED

Davidson County DEEDWARR
Recvd: 08/11/04 10:37 9pgs
Fees:47.00 Taxes:0.00
20040811-0097012

JONATHAN R. VINSON, SUBSTITUTE TRUSTEE
to
NEADA G. CARR

Name of New Owner and Address of Property: Neada G. Carr
Varied real estate

Name/Address of Entity Responsible for Property Taxes: Neada G. Carr
3361 W. Gregory Road
Cedar Hill, TN 37032

On June 29th, 2001, by Deed of Trust placed of record on July 5th, 2001, at 1:00 o'clock p.m., in Deed of Trust Book 553, Page 674, in the office of the Register of Deeds for Cheatham County, Tennessee; placed of record on July 20th, 2001, at 3:00 o'clock p.m., as Instrument No. 20010720-0077396, in the office of the Register of Deeds for Davidson County, Tennessee; placed of record on July 13th, 2001, at 8:17 o'clock a.m., in Official Record Book Volume 795, Page 432, in the office of the Register of Deeds for Montgomery County, Tennessee; placed of record on June 29th, 2001, at 1:43 o'clock p.m., in Record Book 687, Page 573, in the office of the Register of Deeds for Robertson County, Tennessee; and placed of record on July 26th, 2001, at 10:55 o'clock a.m., in Record Book 8, Page 799, in the office of the Register of Deeds for Stewart County, Tennessee; (the "Deed of Trust"), James W. Atkins and wife Mary Olean Atkins and James W. Atkins d/b/a Atkins Development Company and James W. Atkins, an undivided ½ interest in property jointly owned with Glenn H. Atkins (the "Mortgagor") conveyed to William S. Stuard, Jr., Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of Farmers and Merchants Bank (the "Holder"):

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and,

Default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust and, pursuant to the provisions of the Deed of Trust, appointed Jonathan R. Vinson as Substitute Trustee (the "Substitute Trustee") by instrument dated November 14th, 2003, and placed of record on November 19th, 2003, at 9:00 o'clock a.m., in Record Book 75, Page 629, in the office of the Register of Deeds for Cheatham County, Tennessee; placed of record on November 14th, 2003, at 2:12 o'clock p.m., as

Instrument No. 20031114-0166780, in the office of the Register of Deeds for Davidson County, Tennessee; placed of record on November 24th, 2003, at 1:03 o'clock p.m., in Official Record Book Volume 936, Page 1758, in the office of the Register of Deeds for Montgomery County, Tennessee; placed of record on November 19th, 2003, at 3:21 o'clock p.m., in Record Book 905, Page 247, in the office of the Register of Deeds for Robertson County, Tennessee; and placed of record on December 2nd, 2003, at 9:37 o'clock a.m., in Record Book 48, Page 856, in the office of the Register of Deeds for Stewart County, Tennessee. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Substitute Trustee to foreclose the lien of the Deed of Trust.

The undersigned, did advertise by notice in the Ashland City Times, a newspaper of general circulation in Cheatham County, Tennessee, with notices published on January 7th, 2004, January 14th, 2004 and January 21st, 2004 and by notice in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, with notices published on January 8th, 2004, January 15th, 2004 and January 22nd, 2004, that said sale would be held on Friday, January 30th, 2004 at one o'clock (1:00) p.m., prevailing time, at the front door of the Cheatham County Courthouse in Ashland City, Tennessee. Said notice reserved the right to adjourn the sale for another date and time which would be announced at public outcry on such date and time. Such right was exercised and the sale was postponed to April 1, 2004 and subsequently to July 30, 2004; and,

The sale was held according to the terms, conditions and provisions of the notice as given, and NEADA G. CARR, A MARRIED PERSON, the Grantee and hereafter called the "Grantee", was the highest and best bidder for cash, bidding the sum of One Million Sixty Six Thousand Two Hundred-One and No/100ths ($1,066,201.00) Dollars.

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, NEADA G. CARR, A MARRIED PERSON, the Grantee's heirs and assigns forever, the following described real estate situated in Cheatham County and Davidson County, Tennessee, to-wit:

Tract One *(originally Tract Four in Deed of Trust)*

Situated in the 3rd Civil District of Cheatham County, Tennessee, and being described as follows, to-wit:

BEGINNING at an iron pin on the easterly margin of State Highway 49, said point of beginning being the southwest corner of a 28-acre tract sold to Robert P. Keenan and wife, of record in Deed Book 150, Page 96, Register's Office of Cheatham County, Tennessee, and also being in the centerline of an old road leading from State Highway 49 to Sycamore Dam; thence with the easterly margin of the aforesaid Highway 49 South 35 degrees 54 minutes 58 seconds East 641.17 feet to an iron pin; thence continuing with the margin of said Highway 49 North 54 degrees 05 minutes 02 seconds East 50.00 feet to an iron pin; thence continuing with the margin of said Highway South 35 degrees 54 minutes 58 seconds East 167.13 feet to an iron pin in the center of the new road leading to Sycamore Dam; thence with the centerline of said new road to Sycamore Dam the following seventeen calls: North 16 degrees 37 minutes 41 seconds East 48.84 feet to a P.K. nail; thence North 40 degrees 09 minutes 21 seconds East 50.00 feet to a P.K. nail; thence North 49 degrees 50 minutes 04

seconds East 227.71 feet to a p.k. nail; thence North 26 degrees 39 minutes 34 seconds East 90.81 feet to a p.k. nail; thence North 20 degrees 05 minutes 28 seconds East 74.65 feet to a p.k. nail; thence North 23 degrees 50 minutes 08 seconds East 267.48 feet to a p.k. nail; thence North 28 degrees 40 minutes 07 seconds East 115.46 feet to a p.k. nail; thence North 34 degrees 37 minutes 48 seconds East 141.27 feet to a p.k. nail; thence North 06 degrees 11 minutes 58 seconds East 186.42 feet to a p.k. nail; thence North 05 degrees 23 minutes 40 seconds West 902.34 feet to a p.k. nail; thence North 02 degrees 45 minutes 25 seconds East 76.70 feet to a p.k. nail; thence North 35 degrees 14 minutes 51 seconds East 60.73 feet to a p.k. nail; thence North 45 degrees 29 minutes 17 seconds East 68.80 feet to a p.k. nail; thence North 31 degrees 35 minutes 24 seconds East 54.08 feet to a p.k. nail; thence North 03 degrees 37 minutes 26 seconds East 55.09 feet to a p.k. nail; thence north 10 degrees 32 minutes 16 seconds West 65.90 feet to a p.k. nail; thence North 96 degrees 04 minutes 31 seconds West 143.99 feet to an iron pin; thence leaving the centerline of said road and with the line of the Pleasant Valley Utility District land of record in Deed Book 116, Page 31, in the office of the Register of Cheatham County, Tennessee; thence with the line of said Utility District property the following six calls: North 42 degrees 06 minutes 36 seconds West 21.82 feet to an iron pin set at a fence corner; thence South 74 degrees 01 minute 58 seconds West 59.00 feet to an iron pin set at a fence corner; thence with fence North 14 degrees 00 minutes 02 seconds West 200.52 feet to an iron pin set at a fence corner; thence with fence North 75 degrees 14 minutes 22 seconds East 59.58 feet to an iron pin set a fence corner; thence with fence South 13 degrees 49 minutes 36 seconds East 168.00 feet to an iron pin; thence leaving fence South 42 degrees 06 minutes 86 seconds East 22.47 feet to an iron pin in the center of the aforesaid new road leading to Sycamore Dam; thence leaving the utility District Property and with the centerline of said new road the following two calls: North 07 degrees 35 minutes 23 seconds East 162.56 feet to an iron pin; thence North 73 degrees 08 minutes 44 seconds East 54.69 feet to an X dugout in the concrete of a low water bridge; thence with the centerline of Sycamore Creek and the line of the Cheatham Recreational Association Property of record in Deed Book 130, Page 304, in the office of the Register of Deeds of Cheatham County, Tennessee, the following seven calls: North 12 degrees 29 minutes 22 seconds West 392.85 feet to a point: North 07 degrees 50 minutes 51 seconds West 669.38 feet to a point; thence North 26 degrees 51 minutes 21 seconds East 149.05 feet to a point; thence North 29 degrees 27 minutes 12 seconds East 616.51 feet to a point; thence North 36 degrees 01 minute 29 seconds East 548.30 feet to a point; thence North 40 degrees 57 minutes 41 seconds East 694.90 feet to a point; thence North 17 degrees 06 minutes 20 seconds West 151.17 feet to a point; thence leaving said Cheatham Recreational Association Property but continuing with the centerline of said Sycamore Creek the following five calls: North 48 degrees 04 minutes 06 seconds West 207.93 feet to a point; thence North 70 degrees 18 minutes 57 seconds West 270.67 feet to a point; thence North 72 degrees 53 minutes 12 seconds West 161.50 feet to a point; thence North 86 degrees 00 minutes 16 seconds West 343.72 feet to a point; thence South 83 degrees 24 minutes 18 seconds West 50.28 feet to a point; thence leaving the centerline of said Sycamore Creek North 02 degrees 16 minutes 54 seconds West 379.11 feet to a p.k. nail in the centerline of a county road; thence with the centerline of said county road the next two calls: South 62 degrees 18 minutes 06 seconds West 364.89 feet to a p.k. nail; thence South 56 degrees 35 minutes 56 seconds West 370.03 feet to a p.k. nail on the easterly margin of State Highway 49; thence with the margin of said Highway 49 (33 feet east of the centerline) South 24 degrees 17 minutes 48 seconds West 565.74

feet to an iron pin; thence continuing with the easterly margin of said Highway 49 and a curve to the left having a radius of 1399.23 feet and a long chord of 339.41 feet, said chord having a bearing of South 17 degrees 19 minutes 50 seconds West, a distance along the curve of 340.25 feet to an iron pin; thence continuing with the easterly margin of said Highway 49 South 10 degrees 20 minutes 45 seconds West 2104.67 feet to an iron pin in the line of the R.P. Keenan land of record in Deed Book 150 Page 96, Register's Office for Cheatham County, Tennessee; thence leaving the margin of said State Highway 49 and with Keenan's northerly line South 80 degrees 14 minutes 11 seconds East 322.00 feet to a point in the centerline of the aforesaid Sycamore Creek, thence continuing with Keenan and the centerline of said Sycamore Creek the next three calls: South 13 degrees 07 minutes 55 seconds East 830.10 feet to a point; thence South 5 degrees 32 minutes 28 seconds East 216.87 feet to a point; thence South 09 degrees 45 minutes 09 seconds East 928.71 feet to an iron pin in the center of an old bridge over Sycamore Creek; thence leaving the center of said Sycamore Creek and with the center of the aforesaid old road leading from Highway 49 to Sycamore Dam the following seven calls: South 82 degrees 43 minutes 19 seconds West 146.01 feet to an iron pin; thence South 88 degrees 43 minutes 26 seconds West 99.28 feet to an iron pin; thence South 22 degrees 43 minutes 26 seconds West 49.95 feet to a point: thence South 31 degrees 36 minutes 32 seconds West 50.68 feet to a point; thence South 42 degrees 41 minutes 53 seconds West 50.26 feet to a point; thence South 51 degrees 38 minutes 33 seconds West 56.87 feet to a point; thence South 61 degrees 00 minutes 59 seconds West 76.67 feet to the point of beginning and containing 142.17 acres, more or less.

BEING the same property conveyed to James W. Atkins, a sole proprietor doing business as Atkins Development Company by deed from John W. Gipson and wife, Elizabeth M. Gipson of record in Book 355, Page 135, Register's Office for Cheatham County, Tennessee.

Tract Two *(originally Tract Five in Deed of Trust)*

SITUATED in the 14th Civil District of Cheatham County, Tennessee, according to a survey by Richard C. Kessinger, TN RLS #1038, 610 South Main Street, Springfield, TN dated December 11, 1989, and more particularly described as follows:

BEGINNING at an iron pin (old) in the north margin of Hicks Edgen Road, said pin being the most northwest corner of property of Edward Sterry as appears in Deed Book 103, Page 93, ROCCT and being the most northeast corner of this tract and continuing as follows: with the west line to Sterry South 7 degrees 06 minutes 43 seconds West 830.74 feet to a stone corner to Sterry, thence continuing with the line South 81 degrees 37 minutes 52 seconds East 350.18 feet an iron pin (old) and South 6 degrees 42 minutes 05 seconds West 1088.95 feet to an iron pin (old); thence continuing with the line of Sterry and Harmon H. Jones as appears in Deed Book 162, Page 385, ROCCT South 34 degrees 47 minutes 34 seconds East 816.01 feet to an iron pin (old) and South 1 degree 25 minutes 11 seconds West 310.37 feet to an iron pin (old) a corner to Jones, thence continuing with the line of Jones and Jere Dowlen as appears in Deed Book 103, Page 163, Deed Book 75, Pages 549 and 317, and Deed Book 42, Page 306 all of the ROCCT North 84 degrees 58 minutes 04 seconds West 629.70 feet to a point in the center of Happy Hollow Branch with an iron pin (old) on the east bank, thence with the center of the Branch, North 51 degrees 15

minutes 49 seconds West 49.77 feet to a point; thence North 89 degrees 01 minute 16 seconds West 150.59 feet to a point; thence South 76 degrees 25 minutes 48 seconds West 80.75 feet to a point; thence South 57 degrees 43 minutes 24 seconds West 135.42 feet to a point; thence North 77 degrees 33 minutes 49 seconds West 93.34 feet to a point; thence North 50 degrees 37 minutes 46 seconds West 323.32 feet to a point; thence North 83 degrees 26 minutes 12 seconds West 76.09 feet to a point; thence North 42 degrees 06 minutes 59 seconds West 195.53 feet to a point; thence North 37 degrees 42 minutes 55 seconds West 245.16 feet to a point; thence North 57 degrees 42 minutes 58 seconds West 108.28 feet to a point; thence North 75 degrees 15 minutes 58 seconds West 86.86 feet to a point; thence continuing with the center of Happy Hollow Branch and the property line to Richard P. Dowlen as appears in Deed Book 63, Page 58, ROCCT South 86 degrees 01 minute 55 seconds West 345.36 feet to a point; thence North 27 degrees 14 minutes 44 seconds West 253.04 feet to a point; thence North 22 degrees 21 minutes 05 seconds West 252.71 feet to a point; thence North 25 degrees 16 minutes 54 seconds West 79.35 feet to a point; thence South 89 degrees 51 minutes 07 seconds West 109.46 feet to a point; thence North 55 degrees 22 minutes 41 seconds West 42.60 feet to a point; thence continuing with the center of the branch and the property line of Elizabeth W. Woodson as appears in Deed Book 183, Page 410 ROCCT North 35 degrees 41 minutes 25 seconds West 25.55 feet to a point; thence North 7 degrees 13 minutes 34 seconds West 94.72 feet to a point thence North 62 degrees 22 minutes 09 minutes West 106.65 feet to a point; thence North 30 degrees 17 minutes 52 seconds West 135.77 feet to a point; thence North 67 degrees 24 minutes 47 seconds West 59.50 feet to a point; thence North 28 degrees 02 minutes 16 seconds West 138.20 feet to a point; thence North 44 degrees 35 minutes 16 seconds West 125.86 feet to a point and North 25 degrees 14 minutes 21 seconds West 86.32 feet to a point in the center of the branch with a 12 inch marked tree on the north bank, a corner to property of Joseph Towner as appears in Deed Book 266, Page 425 and Deed Book 207, Page 57 ROCCT, thence with the east line of Towner North 56 degrees 55 minutes 43 seconds East 1315.06 feet to a 24 inch hickory tree, a corner in the east line of property of Grant Bowers, Jr. as appears in Deed Book 266, Page 421, and Deed Book 277, Page 367 ROCCT, thence with the east line of Towner North 56 degrees 55 minutes 43 seconds East 1315.06 feet to a 24 inch hickory tree, a corner in the east line of property of Grant Bowers, Jr. as appears in Deed Book 266, Page 421, and Deed Book 277, Page 367, ROCCT, thence with the south line of Bowers North 89 degrees 51 minutes 34 seconds East 620.50 feet to an iron pin (old) and North 7 degrees 24 minutes 24 seconds East 532.37 feet to an iron pin (old) in the south margin of Hick Edgen Road, thence with the south margin of Hick Edgen Road South 88 degrees 00 minutes 17 seconds East 243.74 feet to a point and South 80 degrees 15 minutes 22 seconds East 450.00 feet to the point of beginning, containing 118.27 acres, more or less.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is the following described tracts to-wit:

BEING Lots No. 27, 2, 22, 24, 98, 105, 23, 25, 9, 1, 91, 90, 8, 4, 3, 2, 19, 12, 103, 21, 99, 13, 6, 7, 15, 11, 26, 28, 102, 5, 104, 101, 100, 16, 18, 108, 10, 96, 14, 93 and 95 of Pleasant Hill Subdivision, Section 1, which plat appears of record in Plat Book 10, Page 27, Register's Office for Cheatham County, Tennessee, to which record reference is here made for a more particular description thereof.

BEING Lots Nos. 113, 114, 123, 124, 125, 84, 85, 79, 86, 81, 87, 135, 136, 78, 66, 73, 126, 65, 80, 118, 75, 134, 128, 69, 70, 74, 71, 72, 82, 77, 116, 117, 64, 131, 133, 132, 127, 129, 67, 130, 115, 76, 122, 88, 68, 83, 119, 120, 121, 137, 112 of Pleasant Hills, Section 2, which plat appears of record in Plat Book 11, Page 84, Register's Office for Cheatham County, Tennessee, to which record reference is here made for a more particular description thereof.

BEING Lots Nos. 22, 23, 24, 18, 25, 13, 20, 21, 28, 6, 4, 7, 8, 10, 19, and 16 of Hunt Subdivision, Section 2, Part 1, a plat of which appears of record in Plat Book 9, Page 16, Register's Office for Cheatham County, Tennessee, to which record reference is here made for a more particular description thereof.

BEING Lots Nos. 4, 6, 7, 8, 10, 28, 16, 26, 27, 2, 12, 31, 1, 5, 9, 11, 29, 33, 3, 34, 30, 32, 65 and 17 of Hunt Subdivision, Section 2, Part 2, a plat of which appears of record in Plat Book 9, Page 82, Register's Office for Cheatham County, Tennessee, to which record reference is here made for a more particular description thereof.

The above does not exclude lots 110 & 111 of Pleasant Hill Subdivision.

BEING part of the same property conveyed to Atkins Construction, Co. Inc. of record in Book 381, Page 98, Register's Office for Cheatham County, Tennessee, and being the same property conveyed to James w. Atkins and wife, Mary Olean Atkins by quitclaim deed from Atkins Construction Co. of record in Book 387, Page 567, Register's Office for Cheatham County, Tennessee.

Tract Three *(originally Tract Six in Deed of Trust)*

Parcel One: A tract of land in the 14th Civil District of Davidson County, and also being in the 2nd Civil District of Cheatham County, Tennessee, and being more particularly described as follows according to metes and bounds determined by the parties without the preparation of a new survey:

BEGINNING at a point on the easterly right of way line of Clarksville Highway, also known as State Highway 112, as the northwesterly corner of Lot No. 5, Plan of Atkins Subdivision, Section Two, as of record in Book 5210, Page 380, Register's Office for Davidson County, Tennessee; thence, as per deed with the easterly right of way line of Clarksville Pike North 33 degrees 07 minutes 46 seconds West 527.6 feet, more or less; thence, North 34 degrees 21 minutes 26 seconds West 294.8 feet, more or less; thence, North 34 degrees 27 minutes 49 seconds West 278.56 feet, more or less, to original line of Willard Dickens property; thence, with original Dickens line South 85 degrees 17 minutes 57 seconds East 1183.06 feet to a point in Claude Frazier's line; thence, with Frazier, et al, South 17 degrees 18 minutes 21 seconds East 359 feet, more or less, to the northeast corner of Lot No. 5, Atkins Subdivision; thence with the northerly corner of Lot No. 5, South 53 degrees 12 minutes 50 seconds West 815.73 feet to the point of beginning and containing 14.8, more or less, acres.

Parcel Two: A certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson county, State of Tennessee described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990, and known as Job No. 92-590, as follows, to-wit:

BEGINNING at an iron pin set in the easterly margin of Highway 41-A, the most southwest corner of this tract and being a corner to George R. Greenwood (deed book 160, page 368); thence, with the margin of said highway, North 34 degrees 08 minutes 10 seconds West 200.49 feet to an iron pin set in the margin of said highway, corner to Lloyd F. Smith (deed book 150, page 402 and book 293, page 569); thence, leaving said highway and with the line of said Smith for the next three calls as follows: North 55 degrees 39 minutes 08 seconds East 301.77 feet to an iron pin set; thence North 41 degrees 35 minutes 52 seconds West 54.20 feet to an existing iron stake; thence, North 26 degrees 39 minutes 08 seconds East 344.09 feet to an existing iron pin, corner to said Smith, and in the line of J.W. Chambliss (deed book 314, page 480); thence, with the line of said Chambliss, South 82 degrees 31 minutes 08 seconds East 638.00 feet to an iron pin set, corner to said Chambliss; thence, with a new line and Tract 2, this survey, South 85 degrees 56 minutes 53 seconds East 548.19 feet to an iron pin set at or near the corner of Billy R. Walker; thence, with the line of said Walker for a ways and then Daniel Mark Bracy, South 07 degrees 05 minutes 23 seconds West 891.00 feet to an iron post, corner to said Bracy, Claude Frazier, Atkins Constructions Co.; thence with the line of said Atkins Construction Co., North 83 degrees 13 minutes 45 seconds West 808.36 feet to an existing iron pin, corner to said Georgia R. Greenwood; thence, with the line of said Greenwood for the next four calls as follows: North 02 degrees 12 minutes 07 seconds East 350.69 feet to an existing iron pipe; thence, South 71 degrees 40 minutes 19 seconds West 209.02 feet to an existing iron pin; thence, North 33 degrees 25 minutes 21 seconds West 50.00 feet to an existing iron pin; thence, South 72 degrees 04 minutes 32 seconds West 325.00 feet to the beginning and containing 23.36 acres, more or less.

INCLUDED in the above tract of land of record in Cheatham County, Tennessee but EXPRESSLY EXCLUDED therefrom is a tract of land consisting of 5.001 acres conveyed to Juanita Sue Leonard by deed from James W. Atkins and wife, Mary Olean Atkins of record in Book 363, Page 615, Register's Office for Cheatham County, Tennessee.

ALSO INCLUDED in the above described tract but EXPRESSLY EXCLUDED therefrom is a tract of land consisting of 5.002 acres conveyed to G. Waynette Barwick by deed from James W. Atkins and wife, Mary Olean Atkins in a Deed of record in Book 349, Page 490, Register's Office for Cheatham County, Tennessee.

BEING part of the same property conveyed to James W. Atkins and wife, Olean Atkins by deed form Atkins Construction Company, a Tennessee corporation in Book 347, Page 333, Register's Office for Cheatham County, Tennessee and to James W. Atkins and wife, Olean Atkins by deed from Atkins Construction Company of record in Book 9264, Page 286, Register's Office for Davidson County, Tennessee.

The undersigned, Substitute Trustee, hereby assigns and transfers to the Grantee, the Grantee's heirs and assigns forever all the covenants and warranties set out in the Deed of Trust, subject, however, to: (1) all accrued taxes; (2) all terms, matters and conditions, including setback lines easements, on plats of record in Plat Book 10, Page 27, Plat Book 11, Page 46, Plat Book 10, Page 66, Plat Book 11, Page 34, Plat Book 12, Page 20, Plat Book 11, Page 84, Plat Book 9, Page 16, Plat Book 9, Page 38, and Plat Book 9, Page 82, Register's Office for Cheatham County, Tennessee; (3) restrictive covenants

of record in Deed Book 384, Page 489, Book 407, Page 643, Book 413, Page 797, Register's Office for Cheatham County, Tennessee; (4) restrictions and easements of record in Book 355, Page 135, Book 116, Page 31, Book 103, Page 467, Book 114, Page 272, Register's Office for Cheatham County, Tennessee; (5) transmission line easement granted to Pleasant View Utility District of record in Book 116, Page 31, Register's Office for Cheatham County, Tennessee; (6) right of way for Clarksville Highway of record in Book 114, Page 470, Register's Office for Cheatham County, Tennessee; (7) easement for ingress and egress of record in Book 336, Page 867, Register's Office for Cheatham County, Tennessee; (8) easements of record in Book 287, Page 790 and Book 280, Page 379, Register's Office for Cheatham County, Tennessee; (9) TVA transmission line easement of record in Book 522, Page 328, Register's Office for Cheatham County, Tennessee; (10) terms and conditions of lease agreements as set forth and described in Lease Book 8, Page 242, Lease Book 8, Page 246, and Lease Book 8, Page 344, Register's Office for Cheatham County, Tennessee; (11) easement for the flow of Sycamore Creek and Happy Hollow Branch; (12) all terms, matters and conditions, including setback lines easements, on plats of record in Plat Book 5210, Page 233 and Plat Book 5210, Page 380, Register's Office for Davidson County, Tennessee; (13) right of way easement of record in Book 114, Page 470, Register's Office for Davidson County, Tennessee; (14) rollback taxes due to property assessed in Greenbelt; (15) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (16) any prior liens or encumbrances as well as any priority created by a fixture filing; and, (17) any matter that an accurate survey of the property would show.

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 3rd day of August, 2004.

GRANTOR:

JONATHAN R. VINSON,
Substitute Trustee

By: _____
JONATHAN R. VINSON,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, Substitute Trustee, 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 the 3rd day of August, 2004.

Jennifer D. Schmidt
Notary Public Seal

My Commission Expires: Mar. 15, 2008

JENNIFER D. SCHMIDT NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,066,201.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2004.

Jennifer D. Schmidt
Notary Public Seal

My Commission Expires: Mar. 15, 2008

JENNIFER D. SCHMIDT NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.