File #200410330

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/15/04 12:46 3pgs
Fees:18.00 Taxes:1480.00
20041115-0136805

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Kloke and wife, Kelly R. Carroll Kloke	New Owner	Map: 138-27 & 28 ~~PART~~ DAVIDSON 120-7.02 WILSON 2-1.00 RUTHERFORD
(NAME) 2206 Dortch Ave.	(NAME)	Parcel:
(ADDRESS) Nashville, Tn 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CRAIG HUTCHISON, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RANDALL C. KLOKE AND WIFE, KELLY R. CARROLL KLOKE,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Wilson, Davidson and Rutherford Counties, State of Tennessee, described as follows, to-wit:

TRACT I:

Being a tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, and also located in the First Civil District of Rutherford County, Tennessee, said tract being part of the same property conveyed to Craig Hutchison by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., and by Deed as evidenced in Record Book 290, Page 2208, R.O.R.C., and being more particularly described as follows:

BEGINNING at a point located at the southwesterly corner of property conveyed to Eric L. Raefsky and wife, Victoria A. Heil by instrument of record no. 20040618 0072659, R.O.D.C., and being the northwesterly corner of the herein described tract; thence with the southerly line of Eric L. Raefsky S 85°02'19" E, 18.76 feet to an existing iron pin; thence continuing with said southerly line of Raefsky S 85°02'19" E, 550.14 feet to an existing iron pin; thence S 8°45'12" W, 45.48 feet to an old gate post; thence S 19°36'19" E, 9.24 feet to an existing iron pin; thence S 55°12'07" E, 11.95 feet to an existing iron pin; thence N 85°08'06" E, 146.81 feet to a 20" cedar; thence S 86°25'11" E, 176.44 feet to an existing fence post; thence S 87°37'20" E, 326.48 feet to an existing iron pin; thence S 85°50'56" E, 225.76 feet to an existing iron pin; thence S 87°57'44" E, 190.00 feet to a point; thence S 86°11'24" E, 322.89 feet to an existing iron pin; thence leaving said southerly line with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P., by deed of record in Book 448, Page 135, R.O.W.C., S 10°15'00" W, 5.55 feet to an iron rod; thence with the southerly line of said Zimmerman Family Partnership property S 80°00'00" E, 15.95 feet to an existing iron pin; thence leaving said southerly line with the westerly line of property conveyed to Craig Hutchison by Deed of record in Book 990, Page 2022, R.O.W.C. (also of record in Record Book 290, Page 2208, R.O.R.C.) S 10°15'00" W, 363.00 feet to a point; thence continuing with said westerly line S 10°29'45" W, 775.40 feet to an existing fence post; thence leaving said westerly line with the northerly line of property conveyed to Kathleen G. Vincion as evidenced by Will Book 37, Page 512, R.O.R.C. (also of record in Deed Book 121, Page 192, R.O.R.C.) N 80°13'45" W, 8.41 feet to an iron rod; thence leaving said northerly line with the westerly line of said Vincion property along an old wire fence row S 9°43'45" W, 1647.13 feet to an existing corner fence post; thence leaving said westerly line with the northerly lines of property conveyed to Richard Lawrence by Deed of record in Book 9840, Page 256, R.O.D.C. (also of record in Book 72, Page 313, R.O.R.C.) and property conveyed to James A. Hambrick by Deed of record in Book 134, Page 1865, R.O.R.C., along an old wire fence row N 68°19'45" W, 975.00 feet to an existing planted stone located at the fence corner; thence leaving said northerly line with the easterly line of said Lawrence property along an old wire fence row N 1°18'30" W, 968.50 feet to an existing iron pin, said pin being witnessed by a 30" cedar at the fence corner; thence leaving said easterly line with the northerly line of Lawrence N 88°34'37" W, 196.14 feet to an existing iron pin located at the fence corner; thence leaving said northerly line with the easterly line of Lawrence along an old wire fence row N 1°49'30" W, 398.75 feet to an existing iron pin located at the fence corner; thence leaving said easterly line with the northerly line of Lawrence along an old wire fence row S 88°22'30" W, 342.88 feet to an existing iron stake located at the fence corner; thence leaving said northerly line with the easterly line of property conveyed to Robert J. Beckham by Deed of record in Book 5440, Page 994, R.O.D.C., N 4°00'00" W, 484.41 feet to a point; thence continuing with said easterly line N 2°38'00" E, 711.76 feet to an existing iron pin and the point of beginning. Containing 3,835,655 square feet or 88.054 acres, the same more or less, all according to the survey prepared by Benny M. Cantrell, TN RLS#1638, dated October 29, 2004.

TRACT II:

Being a tract or parcel of land located in the Twenty-Fifth Civil District of Wilson County, Tennessee, in the First Civil District of Rutherford County, Tennessee, and in the Fourth Civil District of Davidson County, Tennessee, said tract being part of the same property conveyed to Craig Hutchison by Deed of record in Book 990, Page 2022, R.O.W.C., by Deed as evidenced in Record Book 290, Page 2208, R.O.R.C., and by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point located at the southwesterly corner of property conveyed to the Zimmerman Family Partnership, L.P. by Deed of record in Book 448, Page 135, R.O.W.C.; thence S 80°00'00" E, 15.95 feet to an existing iron pin, the true point of beginning and the northwesterly corner of the herein described tract; thence with the southerly line of said Zimmerman Family Partnership property S 80°00'00" E, 1177.42 feet to an existing iron pin; thence leaving said northerly line with the westerly line of property conveyed to the Zimmerman Family Partnership, L.P. by Deed of record in Book 448, Page 133, R.O.W.C. S 5°05'00" W, 1137.42 feet to an iron rod; thence leaving said westerly line with the northerly line of property conveyed to Kathleen G. Vincion as evidenced by Will Book 37, Page 512, R.O.R.C. (also Deed Book 121, Page 192, R.O.R.C.), along an old lane (Plan Book 12, Page 30, R.O.W.C.) N 80°13'45" W, 1283.21 feet to an existing fence post; thence leaving said northerly line with the easterly line of property conveyed to Craig Hutchison by Instrument of record in Instrument No. 20030709-0094516, R.O.D.C., (also Record Book 290, Page 2208, R.O.R.C.) N 10°29'45" E, 775.40 feet to a point; thence continuing with said easterly line N 10° 15'00" E, 363.00 feet to an existing iron pin and the point of beginning. Containing 1,396,895 square feet or 32.068 acres the same more or less, all according to the survey dated October 29,2004..

TOGETHER WITH an Easement for ingress and egress and utility purposes as described of record in Instrument Number 20030709-0094516, Register's Office for Davidson County, Tennessee, Record Book 290, Page 2208, Register's Office for Rutherford County, Tennessee and in Deed Book 990, Page 2022, Register's Office for Wilson County, Tennessee, serving both of the Tracts herein conveyed.

Being part of the same property conveyed to Craig Hutchison, an unmarried person by Warranty Deed dated June 24, 2003 of record in Instrument No. 20030709-0094516, Register's Office for Davidson County, Tennessee, by Warranty Deed dated June 24, 2003 of record in Record Book 990, Page 2022, Register's Office for Wilson County, Tennessee, and by Warranty Deed dated June 24, 2003 of record in Record Book 290, Page 2208, Register's Office for Rutherford County, Tennessee.

Greenbelt/Rollback taxes are the responsibility of GRANTEES, IF APPLICABLE. WAIVED RCK

This conveyance is subject to the following:
Right-of-Way Easement for Ingress and Egress and Utilities as originally set out in Deed of record in Deed Book 386, Page 349 and Deed Book 360, Page 336; all power lines located on property as referenced in Deed Book 268, Page 41; and any and all matters of record, all in the Register's Office for Wilson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved (x)
This is improved ( ) property, known as 1976 Corinth Road, Mt. Juliet, TN 37122
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 3rd day of November, 2004.

Craig Hutchison

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Craig Hutchison who is known to me 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 and official seal, this 3rd day of November, 2004.

Carol R Rivers
Notary Public

My Commission Expires: 11/30/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

