This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-676697**

Davidson County DEEDWARR
Recvd: 12/28/04 12:03 5pgs
Fees:28.00 Taxes:3515.00

20041228-0152938

WARRANTY DEED

THIS INDENTURE, made and entered into this **Tenth day of December, 2004**, by and between **C. Hugh Hicks and wife, Rhonda R. Hicks**, parties of the first part, and **JOR Properties, LLC., as sole member, John Ronningen**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE WATERS OF MILL CREEK, NEAR ANTIOCH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE WEST SIDE OF THE COUNTY ROAD, OR HIGHWAY KNOWN AS THE ANTIOCH PIKE WHERE THE LINE BETWEEN THE WHEELER PROPERTY AND C. T. NEAL'S
CROSSES SAID PIKE OR HIGHWAY AND RUNNING WITH SAID DIVIDING LINE SOUTH 74 1/2 DEGREES WEST 660 FEET TO A STONE, NEAL'S SOUTHWEST CORNER; THENCE WITH NEAL'S LINE AND THE LINE OF THE EAST BOUNDARY OF LOT NO. 3 OF THE GOODMAN PLAN WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 20, CHANCERY COURT OF SAID COUNTY, NORTH ONE QUARTER DEGREES EAST 62 FEET TO A FENCE POST WHICH IS THE NORTHEAST CORNER OF SAID LOT NO. 3; THENCE WITH A FENCE NORTH 66 3/4 DEGREES WEST 1127 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 3 WHICH IS ALMOST NORTHEAST CORNER OF LOT NO. 2 OF SAID PLAN WHICH IS THE PROPERTY OF MRS. MATTIE WHEELER; THENCE WITH HER LINE SOUTH 2 DEGREES WEST 1402 1/2 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT NO. 3 AND IN H. F. BAKER LINE; THENCE WITH THE BAKER LINE AND THE LINE OF THE FENCE SOUTH 87 DEGREES 50 MINUTES EAST 1006 1/2 FEET TO A POST, BAKER CORNER AND SOUTHEAST CORNER OF LOT NO. 3; THENCE WITH BAKER LINE SOUTH 2 DEGREES WEST ALONG A FENCE 455 FEET TO ANOTHER CORNER OF THE BAKER TRACT; THENCE SOUTH 74 DEGREES EAST WITH HIS LINE ALONG A FENCE 238 FEET APPROXIMATELY TO A CENTER LINE OF THE OLD ROAD; THENCE WITH THE CENTER OF THE OLD ROAD AND FOLLOWING THE CURVATURE OF THE SAME ABOUT 550 FEET TO A POINT IN THE CENTER OF MILL CREEK SITE OF OLD BRIDGE NOW DEMOLISHED AND JUST BELOW THE NEW HIGHWAY BRIDGE, JUST BUILT; THENCE ALONG THE CENTER OF MILL CREEK DOWN STREAM IN A NORTHEAST DIRECTION WITH ITS VARIOUS MEANDERS ABOUT**

1700 FEET TO A POINT AT THE CENTER OF THE RAILROAD BRIDGE; THENCE WITH CENTER LINE OF THE N. C. & ST. L. RAILROAD, BUT SUBJECT TO AN EASEMENT OR THE RIGHT-OF-WAY OF SAID RAILROAD, NORTH 24 DEGREES 20 MINUTES WEST 833 FEET TO A POINT WHERE THE BOUNDARY LINE OF THE OLD E. J. WHEELER TRACT STRIKES THE SAME, BEING ALSO C. F. NEAL'S CORNER; THENCE WITH NEAL'S LINE SOUTH 74 1/2 DEGREES WEST 305 FEET TO THE POINT OF BEGINNING WHICH INCLUDES THE RIGHT-OF-WAY OF THE NEW HIGHWAY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM ARE THE FOLLOWING TRACTS OF LAND CONVEYED BY T. B. HILL, JR. AND WIFE, TO THE NASHVILLE CHATTANOOGA & ST. LOUIS RAILWAY, OF RECORD IN BOOK 2042, PAGE 285, REGISTER'S OFFICE FOR SAID COUNTY; AND ALSO BY DEEDS FROM ROBERT E. RADER AND WIFE, TO JOE P. OVERBY, JR. AND WIFE, OF RECORD IN BOOK 2489, PAGE 259; TO DODSON BATSON, TRUSTEE, OF RECORD IN BOOK 3073, PAGE 465; TO BANNER CONSTRUCTION COMPANY OF RECORD IN BOOK 3404, PAGE 519; TO THE FIRST SUBURBAN WATER UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 3615, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO BANNER CONSTRUCTION COMPANY, OF RECORD IN BOOK 3671, PAGE 213 AND FROM C. HUGH HICKS AND WIFE, RHONDA R. HICKS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8218, PAGE 9561, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO C. HUGH HICKS FROM B. B. DOUBLEDAY, JR. AND WIFE, JOSEPHINE D. DOUBLEDAY, BY VIRTUE OF WARRANTY DEED RECORDED JULY 15, 1988 IN BOOK 7600, PAGE 135 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **148-00-0 029.00**
XX Improved OR
Unimproved property located at: **1601 Antioch Pk, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

C. Hugh Hicks

Rhonda R. Hicks

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **C. Hugh Hicks and wife, Rhonda R. Hicks** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Tenth day of December, 2004.**

Brenda R Bekman
Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **JOR Properties, LLC., as sole member, John Ronningen**

and Address: 47420 160th Ave
Zumbrota, MN 55992

Mail tax bills to, (Person or Agency responsible for payment of taxes)
JOR Properties, LLC., as sole member, John Ronningen
47420 160th Ave
Zumbrota, MN 55992

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$950,000.00** which amount is equal 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 **Tenth day of December, 2004.**

Notary Public

My Commission Expires: 3/10/07

ADDITIONAL EXCEPTIONS

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.

5. County of Davidson taxes for the year **2005** and thereafter for tax parcel number **148-00-0 029.00** , not yet due and payable.

6. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann □ 67-5-603, et seq.

7. Easement for rail road to the Nashville, Chattanooga & St. Louis railway, recorded in Book 2042, Page 285.

8. Easement to The First Suburban Water Utility District (Radnor Water District), recorded in Book 3615, Page 169 and Book 3615, Page 194.

9. Easement for the flow of Mill Creek.

10. Easement for right of way of an old road lying within the boundaries.

11. Easement for right of way and Drainage of record in Book 8218, Page 958.

12. Rights of any tenant in possession of the premises and matters pertaining to the operation of a Mobile Home Park.