(2)

WARRANTY DEED 20205	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF February, 2005. (Affix Seal) Notary Public My Commission Expires:

DOUGLAS S. HALE NOTARY PUBLIC COMMISSION EXPIRES Notary Public At Large 02-05-2009 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary L. Carrigan and Paul M. Pratt, Sr. and Paul M. Pratt, Sr. and Paul M. Pratt, Jr.	New Owner	MAP AND PARCEL 175-0-51, Map 175-0-52,
903 Murfreesboro Road	Davidson County DEEDWARR Recvd: 02/08/05 14:11 3 pgs Fees:18.00 Taxes:740.00	Map 175-0-53, Map 175-0-56,
Franklin, Tennessee 37064	20050208-0014771	Map 175-0-156

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM T. ODEN AND WIFE, LOUISE S. ODEN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto GARY L. CARRIGAN, a married person, a ½ one-half undivided interest and PAUL M. PRATT, SR., a married person and PAUL M. PRATT, JR., a married person, collectively a (½) one-half undivided interest, as tenants in common, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 175-0-51, Map and Parcel 175-0-52, Map and Parcel 175-0-53, Map and Parcel 175-0-56 and Map and Parcel 175-0-156.
b. TVA Easement of record in Book 437, page 43, Register's Office of Williamson County, Tennessee.
c. Grant of Transmission Line Easement to TVA of record in Instrument No. 20020130-0013248, Register's Office for Davidson County, Tennessee.
d. Right of way agreement to Nashville Gas Company of record in Book 5897, page 200, Register's Office for Davidson County, Tennessee.
e. All matters appearing on the Boundary Survey of the William T. and Louise S. Oden Property, dated January 11, 2005, performed by H & H Land Surveying, Inc., James G. Terry, Tennessee Registered Land Surveyor No. 2287.
f. Cemetery(ies) located upon the property, together with rights of ingress and egress thereto.
g. Metropolitan Nashville letter of removal, demolition and clearing of record in Book 8784, page 154, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as 4040 Murfreesboro Road, 9.75 acres, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 7th day of February, 2005:

William T. Oden

Louise S. Oden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named WILLIAM T. ODEN AND WIFE, LOUISE S. ODEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 7th day of February, 2005.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
NOTARY PUBLIC EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NOS. 6, 11, 16, 17, ALL OF LOT NOS. 18 AND 19 AND THE SOUTHERLY PORTION OF LOT NO. 20 AS SHOWN ON THE PLAN OF CIMARRON SUBDIVISION OF THE ISAAC WHITWORTH PROPERTY OF MURFREESBORO PIKE, PLAN NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., DATED JANUARY 11, 2005, JOB NUMBER 2004-1183 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE BASE OF A FENCE CORNER POST LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE (U.S. HIGHWAY 70, STATE ROUTE 41), RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO A & A ENGINEERS, INC. AS OF RECORD IN DEED BOOK 5489, PAGE 343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO LYING EASTERLY 1,650 FEET, MORE OR LESS, FROM THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD AS MEASURED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID A & A ENGINEERS, INC. PROPERTY, AND GENERALLY FOLLOWING ALONG AN EXISTING FENCE LINE, NORTH 38 DEGREES 56 MINUTES 58 SECONDS EAST, 256.13 FEET TO AN IRON ROD (NEW) IN THE EXISTING FENCE LINE; THENCE,

2. NORTH 42 DEGREES 38 MINUTES 46 SECONDS EAST, 140.84 FEET TO AN IRON ROD (NEW) IN THE EXISTING FENCE LINE; THENCE,

3. CONTINUING WITH THE EASTERLY PROPERTY LINE OF SAID A & A ENGINEERS, INC. PROPERTY AND WITH THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO WILLIAM S. OLDHAM AND EVELYN OLDHAM AS OF RECORD IN INSTRUMENT NO. 20040719-00855592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 05 DEGREES 37 MINUTES 05 SECONDS EAST, 818.21 FEET TO AN IRON PIPE (OLD) IN THE EXISTING FENCE LINE AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO PHILIP L. PARKER, SR. AND WIFE, HELEN ELIZABETH STEWART PARKER AS OF RECORD IN DEED BOOK 5107, PAGE 891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON PIPE ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO PETER K. VONHOPFFGARTEN AND WIFE, SANDRA A. VONHOPFFGARTEN AS OF RECORD IN INSTRUMENT NO. 20040802-0092021, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID PHILIP L. PARKER, SR. AND WIFE, HELEN ELIZABETH STEWART PARKER PROPERTY, SOUTH 84 DEGREES 21 MINUTES 29 SECONDS EAST, 511.16 FEET TO AN IRON ROD (OLD) ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAXWELL ROAD, A 50-FOOT RIGHT-OF-WAY; THENCE,

5. IN A SOUTHEASTERLY DIRECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAXWELL ROAD, HAVING A CURVE TO THE LEFT WITH A RADIUS OF 311.48-FEET, A CENTRAL ANGLE OF 09 DEGREES 17 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 50.50 FEET TO AN IRON ROD (OLD) AT THE MOST NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JAMES M. STRINGFIELD AND WIFE, MARY STRINGFIELD AS OF RECORD IN DEED BOOK 6800, PAGE 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES 38 MINUTES 43 SECONDS EAST, 50.44 FEET; THENCE,

6. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAXWELL ROAD AND WITH THE WESTERLY PROPERTY LINE OF THE JAMES M. STRINGFIELD AND WIFE, MARY STRINGFIELD PROPERTY, IN PART, AND GENERALLY FOLLOWING ALONG AN EXISTING FENCE LINE, SOUTH 27 DEGREES 22 MINUTES 07 SECONDS WEST, 85.40 FEET TO AN IRON ROD (OLD); THENCE,

7. SOUTH 04 DEGREES 28 MINUTES 50 SECONDS WEST, 381.29 FEET TO AN IRON ROD (NEW) IN THE EXISTING FENCE LINE AT THE MOST NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO MORTIE O. DICKENS AS OF RECORD IN DEED BOOK 6943, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

8. WITH THE NORTHERLY PROPERTY LINE OF SAID MORTIE O. DICKENS PROPERTY, NORTH 83 DEGREES 53 MINUTES 24 SECONDS WEST, 295.09 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED MORTIE O. DICKENS PROPERTY; THENCE,

9. WITH THE WESTERLY PROPERTY LINE OF THE MORTIE O. DICKENS PROPERTY, SOUTH 04 DEGREES 28 MINUTES 36 SECONDS WEST, 177.30 FEET TO AN IRON ROD (NEW); THENCE,

10. SOUTH 26 DEGREES 51 MINUTES 50 SECONDS WEST, 316.23 FEET TO AN IRON ROD (NEW) IN AN EXISTING FENCE LINE; THENCE,

11. SOUTH 34 DEGREES 47 MINUTES 44 SECONDS WEST, 350.86 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED MURFREESBORO PIKE (U.S. HIGHWAY 70, STATE ROUTE 41); THENCE,

12. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE, NORTH 45 DEGREES 25 MINUTES 00 SECONDS WEST, 211.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 411,079 SQUARE FEET OR 9.437 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

PROPERTY TITLE REFERENCE

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. ODEN AND WIFE, LOUISE S. ODEN AS OF RECORD IN DEED BOOK 3247, PAGE 449, DEED BOOK 4967, PAGE 693, AND THE REMAINING PORTION OF PROPERTY AS CONVEYED TO THE SAID WILLIAM T. ODEN AND WIFE, LOUISE S. ODEN AS OF RECORD IN DEED BOOK 4618, PAGE 165, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.