WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/05 15:08 3 pg
Fees:18.00 Taxes:814.00

20050314-0028004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: April 23, 2008
(AFFIX SEAL)

NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Williams (NAME)	SAME (NAME)	59 #154.00
1212 Woodhurst (ADDRESS)	1212 Woodhurst (ADDRESS)	
Bowling Green, KY 42104 (CITY) (STATE) (ZIP)	Bowling Green, KY 42104 (CITY) (STATE) (ZIP)	

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, Roy Conway Flowers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Williams and wife, Patricia Williams and Jim Martens and wife, Eva Martens

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:

Property located in the Second Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a survey performed by Dale and Associates, dated February, 2, 2005, as follows:

Tract Number 1

Beginning at a point on the west margin of Whites Creek Pike, the same being a common corner of the lands of Phyllis Wheatley Homes, Inc., of record in Deed Book 4223, page 209, Register's Office for said County and State; thence southerly, along the west margin of Whites Creek Pike, following a curve to the left having a central angle of 07 degrees, 08 minutes, 19 seconds, and a radius of 2899.30 feet, a distance of 361.23 feet to a point; thence leaving said pike and severing the land of Roy Conway Flowers, recorded in Instrument No. 200402090015096, South 69 Degrees, 04 minutes, 14 seconds West 300 feet to a point; thence North 22 degrees, 24 minutes, 42 seconds West 278.12 feet to a point on the south line of the lands of the aforesaid Phyllis Wheatley Homes, Inc.; thence with said line as follows:

North 49 Degrees, 11 Minutes, 29 Seconds, East 81.02 feet;
North 32 Degrees, 58 Minutes, 08 Seconds, East 123.29 feet;
North 75 Degrees, 43 minutes, 08 seconds, East 154.90 feet to the point of

CONTINUED

unimproved (X)
This is improved ( ) property, known as Moormans Arm Road, Nashville, TN 37205
(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 my hand this 8th day of March 2005

Roy Conway Flowers

Roy Conway Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Conway Flowers, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 2005.

Commission expires April 23, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

beginning containing 2.45 acres.

Tract Number 2

Beginning at a point on the west margin of Whites Creek Pike at a point located 361.23 feet southerly from the northeast corner of the tract of land conveyed to Roy Conway Flowers, of record in Instrument No. 20002090015096, in the Register's Office for said County and State; thence southerly along the west margin of Whites Creek Pike, following a curve to the left, having a central angle of 02 degrees, 57 Minutes, 53 Seconds and a radius of 2899.30 feet, a distance of 150.02 feet to a point, thence leaving said Pike, and severing the land of the aforesaid Roy Conway Flowers, South 66 degrees, 06 minutes, 22 seconds West, 240 feet to a point; thence North 22 Degrees, 24 Minutes, 42 Seconds, West, 162.42 feet; thence North 69 Degrees, 04 minutes, 14 seconds East, 240 feet to the point of beginning, containing 0.858 acres.

Tract Number 3

Beginning at a point on the west margin of Whites Creek Pike, at the common front corner of the land of Timage Omar, recorded in Instrument No. 200412300154778, in the Register's Office for said County and State; thence along the common line of the aforesaid tract, and the tract herein conveyed South 65 Degrees, 11 Minutes, 03 Seconds West 135 feet to a point, the northwest corner of the aforesaid Timage Omar Tract; thence with the west line of the Omar tract, and the west line of the land of Regent Properties, Inc.; recorded in Deed Book 4971, page 292, said Register's Office South 18 Degrees, 47 minutes, 27 Seconds East 178.97 feet; South 07 Degrees, 07 Minutes, 44 Seconds East 50 feet to a point on the North margin of Moorman's Arm Road; thence with the north margin of said road South 88 Degrees, 52 Minutes, 16 Seconds West 440.91 feet to the beginning of a curve to the left, having a central angle of 08 Degrees, 48 Minutes, 24 Seconds, and a radius of 966.70 feet; thence along said curve 148.59 feet to a common corner of the tract herein conveyed, and the land of Phyllis Wheatley Homes, inc.; of record in Deed Book 4223, page 209, said Register's Office; thence along the common line of this tract and the Phyllis Wheatley land as follows:

North 19 Degrees, 12 Minutes, 47 Seconds West 499.60 feet;
North 77 Degrees, 56 Minutes, 22 Seconds East 137.90 feet;
North 63 Degrees, 56 Minutes, 49 Seconds East 115.00 feet;
North 49 Degrees, 11 Minutes, 29 Seconds East 138.98 feet;
thence leaving said Phyllis Wheatley line and severing the land of Roy Conway Flowers of record in Instrument Number 200402090015096 as follows:

South 22 Degrees, 24 Minutes, 42 Seconds East 278.12 feet;
North 69 Degrees, 04 Minutes, 14 Seconds East 60.00 feet;
South 22 Degrees, 24 Minutes, 42 Seconds East 162.42 feet;
North 66 Degrees, 06 Minutes, 22 Seconds East 240.00 feet
to a point on the west margin of Whites Creek Pike; thence along the west margin of said pike following a curve to the left having a central angle of 01 Degrees, 11 Minutes, 09 Seconds, and a radius of 2899.30 feet, a distance of 60 feet to the point of beginning, containing 6.487 acres.

Being the same property conveyed to Roy Conway Flowers by deed from Population-Environment Balance Inc., a Washington D.C. 501-C-3, a Non-Profit Corporation of record in Instrument Number 20040209-001596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.