THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Hwy 76, White House, TN 37188
Our File Number: 19428G

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

MAP/GROUP/PARCEL: map par 102-06.0

NEW OWNER'S NAME AND ADDRESS:
William E. Kantz, Jr.
P.O. Box 159072
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/16/05 13:22 2 pgs
Fees:13.00 Taxes:1591.00
20050316-0028969

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MARY LEE PROCTOR O'NEIL, a married person, AND CATHERINE PROCTOR GROSE, a married person,** hereinafter called Grantors, do hereby transfer and convey unto **WILLIAM E. KANTZ, JR.**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land lying in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee being the same property conveyed to Mary Lee Proctor O'Neil of record in Instrument Number 20021004-0121297, R.O.D.C.

Beginning at an iron pin (set) lying in the westerly line of Jerry Ham, etux of record in Deed Book 5968, Page 192, R.O.D.C. and said being North 34°57'09" West, a distance of 9.06 feet from an 1" iron pipe.
Thence, along the northerly margin of River Road the next three (3) courses and distance:
Thence, North 83°43'38" West, a distance of 136.49 feet to an iron pin (set);
Thence, North 84°58'59" West, a distance of 61.73 feet to an iron pin (set);
Thence, along a curve to the left having a radius of 1221.58 feet, a central angle of 9°28'23" and being subtended by chord bearing of North 89°43'11" West, a distance of 201.74 feet, an arc length of 201.97 feet to an iron pin (set);
Thence, along a curve to the right having a radius of 1293.54 feet, a central angle of 6°17'51" and being subtended by a chord bearing of South 88°41'33" West, a distance of 142.10 feet, an arc length of 142.17 feet to an iron pin (set);
Thence along or near the easterly line of Lots 6 and 6b of Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. the next four (4) courses and distances:
Thence, North 03°44'31" East, a distance of 771.57 feet to an iron pin (set);
Thence, North 03°45'53" East, a distance of 428.60 feet to an iron pin (old);
Thence, North 03°45'53" East, a distance of 580.00 feet to an iron pin (set);
Thence, North 03°50'45" East, a distance of 246.22 feet to an iron pin (set);
Thence, along or near the low water mark of the Cumberland River the next five (5) courses and distance:
Thence, South 79°29'51" East, a distance of 176.67 feet to a point;
Thence, South 80°08'05" East, a distance of 144.30 feet to a point;
Thence, South 78°54'04" East, a distance of 134.23 feet to a point;
Thence, South 76°25'05" East, a distance of 432.58 feet to a point;
Thence, South 77°51'08" East, a distance of 120.85 feet to a point
Thence, along or near the westerly line of Tracy R. Wallace of record in Deed Book 9475, Page 937, R.O.D.C. the next four (4) courses and distances:
Thence, South 08°56'07" West, passing a witness pin (set) at 170.81 feet a total distance of 976.41 feet to an iron pin (set);
Thence, South 22°03'53" East, a distance of 266.20 feet to an 1" iron pipe (old);
Thence, South 18°45'59" West, a distance of 313.69 feet to an iron pin (old);
Thence, along or near the westerly line of Matthew D. Holifield, etux of record in Instrument Number 20000628-64324, R.O.D.C. the next three (3) courses and distances:
Thence, South 32°07'32" West, a distance of 155.26 feet to an iron pin (old);
Thence, South 00°28'59" West, a distance of 11.92 feet to an iron pin (old);
Thence, South 34°34'56" West, a distance of 72.43 feet to an iron pin (old);
Thence, along or near the northerly and westerly lines of Jerry Ham of record in Deed Book 5968, Page 192, R.O.D.C. the next two (2) courses and distances:
Thence, North 55°36'41" West, a distance of 179.35 feet to an iron pin (old);
Thence, South 34°57'09" West, a distance of 268.75 feet to the Point of Beginning. According to a survey dated March 7th, 2005 by JAMES ALLEN CRAWFORD, III, CERTIFICATE NUMBER 1455, CRAWFORD LAND SURVEYORS 1929 21ST AVE., SOUTH, NASHVILLE, TN 37212.

Containing 1,794,145 Square Feet or 41.21 Acres, more or less.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20021004-0121297, Register's Office for Davidson County, Tennessee.

The subject property is UNimproved property located on River Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mary Lee Proctor O'Neil

Mary Lee Proctor O'Neil

Catherine Proctor Grose by Mary Lee Proctor O'Neil attorney in fact

Catherine Proctor Grose, by: Mary Lee Proctor O'Neil, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mary Lee Proctor O'Neil**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 14th day of March 2005.

NOTARY PUBLIC

WILLIAM T. CHAPMAN IV — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My commission expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Lee Proctor O'Neil**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Catherine Proctor Grose** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Catherine Proctor Grose**, and is authorized by **Catherine Proctor Grose** to execute this instrument on his/her behalf.

DONE at offices in Nashville, Tennessee, on this the 14th day of March 2005.

NOTARY PUBLIC

WILLIAM T. CHAPMAN IV — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My commission expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $430,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of March 2005.

NOTARY PUBLIC

RUSSELL JOHN McCANN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON — MY COMMISSION EXPIRES AUG. 14, 2005