Davidson County DEEDWARR
Recvd: 04/06/05 13:50 3 pgs
Fees:18.00 Taxes:925.00
20050406-0037948

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Storm Reconstruction Services, Inc. 1444 West 165 Service Road Mobile, AL 36693	Same as New Owner	Map 69 Parcel 76

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY F. FLATT and wife, KIM L. FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STORM RECONSTRUCTION SERVICES, INC., an Alabama Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Stewarts Creek Subdivision, a plat of which is of record in Instrument No. 20040604-0066080, Register's Office for Davidson County, Tennessee, which lot is more particularly and specifically described as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of Stewarts Lane, being the southwest corner of this tract and the northwest corner of the property conveyed to Natural Creations, LLC by deed of record in Instrument No. 20030820-0120891, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of Stewarts Lane North 01 deg. 38 min. 06 sec. East 316.63 feet to an iron pin; thence, leaving Stewarts Lane South 88 deg. 21 min. 54 sec. East 326.48 feet to an iron pin; thence, South 34 deg 55 min. 43 sec. East 74.86 feet to an iron pin; thence South 50 deg. 50 min. 22 sec. East 68.38 feet to an iron pin; thence South 37 deg. 24 min. 56 sec. East 36.71 feet to an iron pin; thence South 25 deg. 23 min. 57 sec. East 207.58 feet to an iron pin in the line of the property conveyed to Natural Creations, LLC; thence, with the line of Natural Creations, LLC, North 88 deg. 31 min. 03 sec. West 542.79 feet to the point of beginning and containing 3.261 acres, more or less.

BEING a part of the same property conveyed to Terry F. Flatt and wife, Kim L. Flatt, by deed of record in Book 11149, page 830, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 4018 Stewarts Lane, Nashville, Tennessee 37218.

The foregoing description was prepared from a survey dated 5/11/04 by Dale & Associates, Steven D. Delle, Registered Land Surveyor, No. 1710.

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, its heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a 50-foot Floodway Buffer Yard, a 25-foot Greenway Conservation Easement, Drainage Easement and other matters as shown on the Plan of Stewarts Creek Subdivision filed for record as Instrument No. 200406040066080, Register's Office for Davidson County, Tennessee.

3. Subject to a Stormwater Detention Agreement of record in Instrument No. 20030508-0061629, Register's office for Davidson County, Tennessee.

4. Subject to a part of the said property being within the 100 Year Flood Line as shown on the Plan of Stewarts Creek Subdivision filed for record as Instrument No. 200406040066080, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TERRY F. FLATT

KIM L. FLATT

"GRANTEE"

STORM RECONSTRUCTION SERVICES, INC.

BY: _____ President
THURMAN BELL, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY F. FLATT and wife, KIM L. FLATT, 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, at office, this the 5th day of April, 2005.

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared THURMAN BELL, with whom I am personally acquainted and who acknowledged himself to be the President of STORM RECONSTRUCTION SERVICES, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 5th day of April, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of April, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005