File No. 250502080

WARRANTY DEED

KATHY JONES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 06/01/05 13:45 3 pg
Fees:18.00 Taxes:1276.87
20050601-0061752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dial Properties, LLC	SAME	149-178, 149-226, 162-249, 149-348, 162-187 and 162-024
(NAME)	(NAME)	
9000 Church St. East, Suite	200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christian Education, Inc., a Tennessee non-profit corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dial Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING IN THE TWENTY EIGHTH COUNCILMANIC DISTRICT OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS,

BEGINNING AT AN IRON PIN (NEW), LYING IN THE NORTHERLY RIGHT OF WAY OF UNA-ANTIOCH PIKE (60'), BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG OR NEAR THE EASTERLY LINES OF THE JAMES U. RUST AND MITCHELL WHITSON PROPERTY OF RECORD INSTRUMENT NUMBER 20031112-165508 R.O.D.C., FOR THE NEXT TWO CALLS: THENCE, NORTH 52°08'04" EAST, A DISTANCE OF 16.59 FEET TO AN IRON PIN (OLD); THENCE, NORTH 24°01'20" EAST, A DISTANCE OF 146.62 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF THE JAMES U. RUST AND MITCHELL WHITSON PROPERTY OF RECORD INSTRUMENT NUMBER 20031112-165508 R.O.D.C., NORTH 68°17'45" WEST, A DISTANCE OF 37.17 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF THE ROY G. BUTLER PROPERTY OF RECORD IN DEED BOOK 6522, PAGE 41, R.O.D.C. NORTH 71°12'27" WEST, A DISTANCE OF 38.00 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE EASTERLY LINE OF THE ROY G. BUTLER PROPERTY OF RECORD IN DEED BOOK 6522, PAGE 41, R.O.D.C. NORTH 15°40'38" EAST, A DISTANCE OF 107.50 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE EASTERLY LINE OF JOSE MANUEL MARIN AND JOSE M. OLVERA PROPERTY OF RECORD IN DEED BOOK 4727, PAGE 460, R.O.D.C., SOUTH 18°23'23" WEST, A DISTANCE OF 87.34 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE EASTERLY LINE OF JIMMY F. SMITH, ETUX PROPERTY OF RECORD IN DEED BOOK 6509, PAGE 424, R.O.D.C. S 07°00'07" WEST, A DISTANCE OF 432.05 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE EASTERLY LINE OF CYNTHIA AND CLAUDE E. EDWARDS PROPERTY OF RECORD IN DEED BOOK 9766, PAGE 235, R.O.D.C. NORTH 07°03'54" EAST, A DISTANCE OF 146.00 FEET TO AN 18" HACKBERRY, THENCE, ALONG OR NEAR THE EASTERLY LINE OF CLAUDE E. EDWARDS, ETUX DEED BOOK 5346, PAGE 622, R.O.D.C. NORTH 06°54'59" EAST, A DISTANCE OF 710.36 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE WESTERLY LINE OF THE DEBRA HEIGHTS SUBDIVISION, PLAT BOOK 3700, PAGE 39, R.O.D.C. NORTH 06°45'10" EAST, A DISTANCE OF 83.23 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE SOUTHERLY LINES OF THE DEBRA HEIGHTS SUBDIVISION, PLAT BOOK 3700, PAGE 39, R.O.D.C. FOR THE NEXT FOUR CALLS: THENCE, NORTH 76°42'19" EAST, A DISTANCE OF 100.23 FEET TO AN IRON PIN (OLD); THENCE, SOUTH 79°57'00" EAST, A DISTANCE OF 407.59 FEET TO AN IRON PIN (OLD); THENCE, SOUTH 56°48'30" EAST, A DISTANCE OF 288.85 FEET TO AN IRON PIN (NEW); THENCE, SOUTH 42°46'00" EAST, A DISTANCE OF 71.15 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE WESTERLY LINES OF THE DEBRA HEIGHTS SUBDIVISION, PLAT BOOK 3700, PAGE 39, R.O.D.C. FOR THE NEXT SIX CALLS: THENCE, SOUTH 43°26'37" WEST, A DISTANCE OF 93.90 FEET TO A CONCRETE MONUMENT (OLD); THENCE, SOUTH 24°38'37" WEST, A DISTANCE OF 138.00 FEET TO AN IRON PIN (NEW); THENCE, SOUTH 01°30'27" EAST, A DISTANCE OF 79.31 FEET TO A CONCRETE MONUMENT(OLD); THENCE, SOUTH 48°09'37" WEST, A DISTANCE OF 240.94 FEET TO A CONCRETE MONUMENT(OLD); THENCE, SOUTH 33°39'18" EAST, A DISTANCE OF 115.00 FEET TO A CONCRETE MONUMENT (OLD); THENCE, SOUTH 33°39'18"

EAST, A DISTANCE OF 25.00 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF THE DEBRA HEIGHTS SUBDIVISION, PLAT BOOK 3700, PAGE 39, R.O.D.C. NORTH 56°20'42" EAST, A DISTANCE OF 43.00 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE WESTERLY LINE OF THE DEBRA HEIGHTS SUBDIVISION, PLAT BOOK 3700, PAGE 39 SOUTH 33°50'42" EAST, A DISTANCE OF 168.27 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF THE CHADFIELD SUBDIVISION, SECTION 1, PLAT BOOK 7900, PAGE 836, R.O.D.C. SOUTH 68°06'38" WEST, A DISTANCE OF 31.61 FEET TO AN IRON PIN (OLD); THENCE, ALONG OR NEAR THE WESTERLY LINE OF THE CHADFIELD SUBDIVISION, SECTION 1 PLAT BOOK 7900, PAGE 836, and R.O.D.C. SOUTH 20°53'47" EAST, A DISTANCE OF 165.00 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF THE CHADFIELD SUBDIVISION, SECTION 1, PLAT BOOK 7900 PAGE 836, R.O.D.C., ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 534.32 FEET AND A CENTRAL ANGLE OF 23°50'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 58°12'59" EAST 220.73 FEET, AN ARC DISTANCE OF 222.33 FEET; TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE WESTERLY LINE OF THE CHADFIELD SUBDIVISION, SECTION 1, PLAT BOOK 7900, PAGE 836, SOUTH 45°50'01" EAST, A DISTANCE OF 17.08 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF ANITOCH FIRST BAPTIST CHURCH, DEED BOOK 4727, PAGE 460, R.O.D.C., SOUTH 59°16'53" WEST, A DISTANCE OF 922.90 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE WESTERLY LINE OF ANITOCH FIRST BAPTIST CHURCH, DEED BOOK 4727, PAGE 460, R.O.D.C., SOUTH 15°11'35" WEST, A DISTANCE OF 333.75 FEET TO AN IRON PIN (NEW); THENCE, WITH THE NORTHERLY RIGHT OF WAY SAID UNA-ANTIOCH PIKE RIGHT OF WAY (60'), NORTH 73°45'53" WEST, A DISTANCE OF 22.83 FEET, THENCE, WITH THE NORTHERLY RIGHT OF WAY SAID UNA-ANTIOCH PIKE RIGHT OF WAY (60'), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1939.27 FEET AND A CENTRAL ANGLE OF 6°30'00", AND BEING SUSTENDED A BY CHORD WHICH BEARS NORTH 77°00'53" WEST 219.89 FEET, AN ARC DISTANCE OF 220.00 FEET TO AN IRON PIN (NEW);THENCE, WITH THE NORTHERLY RIGHT OF WAY SAID UNA-ANTIOCH PIKE RIGHT OF WAY (60'), NORTH 80°15'53" WEST, A DISTANCE OF 34.16 FEET, TO THE POINT OF BEGINNING,CONTAINING 1,073,662 SQUARE FEET OR 24.65 acres, MORE OR LESS, ACCORDING TO A BOUNDARY SURVEY DATED MAY 16, 2005, PREPARED BY CRAWFORD LAND SURVEYOR'S, P.C., 1929 21ST AVE. SOUTH, NASHVILLE, TN 37212, J. ALAN CUMMINGS, TENNESSEE RLS NO. 2351.

BEING PART OF THE SAME PROFERTY CONVEYED TO CHRISTIAN EDUCATION, INC., BY QUITCLAIM DEED DATED JUNE 19, 1979 OF RECORD IN BOOK 5458, PAGE 167, BY QUITCLAIM DEED DATED MARCH 18, 1981 OF RECORD IN BOOK 5722, PAGE 657, BY WARRANTY DEED DATED OCTOBER 14, 1986 OF RECORD IN BOOK 7016, PAGE 609 AND BY WARRANTY DEED DATED DECEMBER 31, 2001 OF RECORD IN INSTRUMENT NO. 20011231-0145139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 9542, Page 976, in the Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 24.65 acres Una-Antioch Pike, Antioch, TN

(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 GRANTEE(S), its successors and assigns forever; and it does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 our hands this 27th day of May, 2005.

Christian Education, Inc.

By: Don Hutchison

Don Hutchison, President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Don Hutchison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Christian Education, Inc., the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office this 27th day of May, 2005.

Commission expires: 1-25-06

Kathy Jones
Notary Public

KATHY JONES
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

File Number: 250502080

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129