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This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 02/08/06 12:30 4 pg
Fees:23.00 Taxes:647.50
20060208-0015674

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
CFR Partners 6202 Highway 100 Nashville, TN 37205	Same	149 00 0 026.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and NO/100 ($175,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, AUDIE J. JOHNSON, as Custodian for S. Jason Stilts, and S. JASON STILTS ("Grantors") have this day bargained and sold and do hereby transfer and convey unto CFR PARTNERS, a Tennessee Partnership, (Grantee), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being a certain parcel of land in the 29th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows;

Beginning at an iron rod situated on the easterly margin of Una-Antioch Pike (60' RW); said iron rod being a common corner of the herein described tract and the Sam B. Sanders, Jr. Property as recorded in Book 8100, page 138 RODC, Tn;

Thence, leaving the said margin of said road and along the common boundary line between Sanders and the subject property, and generally with an old fence line S 81°-04'-57"E - 153.49 feet to an old fence post;

Thence, N 63°-09'-21"E - 220.36 feet to an old fence post;

Thence, S 85° -06'-59"E - 46.02 feet to an old fence post;

Thence, S 45° -53'-59"E - 183.82 feet to an old fence post;

Thence, N 81° -51'-56"W - 120.28 feet to an old fence post;

Thence, S 56°-46'-56"W - 159.58 feet to an old fence post;

Thence, S 43° -45'-12"W - 110.39 feet to an old fence post;

Thence, S 37° -55'-39"W - 111.37 feet to a 36" Osage Orange tree;

Thence, S 10° -44'-51"W - 72.52 feet to an old iron rod;

Thence, S 85° -33'-10"E - 325.58 feet to a fence corner;

Thence, S 09° -13'-26"W - 243.59 feet to a fence corner;

Thence, S 80° -15'-52"W - 224.02 feet to a fence corner;

Thence, S 08° -14'-07"E - 54.38 to a 30" Osage Orange tree;

Thence, S 49-44'-33"W - 82.50 feet to an old fence post;

Thence, S 33° -01-48"W - 72.62 feet (passing the northwest corner of Chelsa Village Addition, Section 3 as recorded in Book 9700, Page 45, RODC, Tn) to an old iron rod; said iron rod also being the northeast corner of Oakwood, Phase 4 as recorded in Book 7900, page 269, RODC, Tn;

Thence, leaving the westerly boundary line of Chelsa Village Addition, Sec. 3 and along the northerly boundary line of Oakwood, Phase 4, S 50° -45'-E - 645.89 feet to an old iron rod situated in the easterly margin of the aforementioned Una-Antioch Pike;

Thence, with the said margin of said Pike in a northeasterly direction with a curve to the left having a radius of 6931.21 feet an arc length of 59.94 feet (cord equals North 44° - 18'-37" E - 59.94') to a point;

Thence, N 44° -04'-11"E - 536.40 feet to the POINT OF BEGINNING.

Containing 9.20 Acres (400,673 SF).

Being the same property conveyed to S. Jason Stilts by Personal Representative's Quitclaim Deed dated June 3, 1999, from Walter C. Leaver, III, Personal Representative of the Estate of Audie S. Johnson, as recorded in Book 11516, Page 102 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Audie J. Johnson, as Custodian for S. Jason Stilts by Deed from S. Jason Stilts, of record in Book 11571, page 203, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $175,000.00.

Subscribed and sworn to before me this the 8 day of February, 2006.

Claudia E. Maze
Affiant

Phyllis R Vanolst
Notary Public

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11-22-08

This is improved property, known as 2158 Una Antioch Pike, Antioch, Davidson County, Tennessee.

This conveyance is subject only to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantors, jointly and severally, covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 8th day of February, 2006.

AUDIE J. JOHNSON, as Custodian for S. Jason Stilts

S. JASON STILTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDIE J. JOHNSON, as Custodian for S. Jason Stilts, and S. JASON STILTS, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of February, 2006.

Phyllis R VanOlst
NOTARY PUBLIC

My Commission Expires: 11-22-08

