This Instrument Prepared by:

A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
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New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
David Frost 7632 Hwy 70 South Nashville TN 37221	Same	Map 178 Parcels 42 and 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $589,550.00.

Esther L. Frost
Affiant

Subscribed and sworn to before me this the 14th day of February, 2006.

Notary Public (affix seal) My Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires FEB. 10, 2008

WARRANTY DEED

THIS DEED is made on February 14, 2006, by and between Joe E. Clifton and wife, Wanda C. Clifton (the "Grantors"), and Charles D. Frost and wife, Esther L. Frost ("Grantees").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantors, receipt whereof is hereby acknowledged, the Grantors herein have bargained and sold to the Grantees, and do hereby bargain, sell and convey unto Charles D. Frost and wife, Esther L. Frost, and their heirs, administrators and assigns ("Grantees"), the following described "Property" located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Joe E. Clifton and wife, Wanda C. Clifton, by deed of record in Book 4764, page 152, Register's Office for Davidson County, Tennessee, and more particularly described on Exhibit A hereto attached, to which reference is hereby made for a more complete and accurate description.

Said Property is improved property, having an address at 9618 New Highway 96, Nashville Tennessee 372___ (County of Davidson) (the "Property Address" herein).

Davidson County DEEDWARR
Recvd: 02/16/06 08:46 4 pgs
Fees:23.00 Taxes:2181.34
20060216-0018679

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantees, and the Grantees' heirs, administrators and assigns, in fee simple forever.

And, the Grantors do covenant with the Grantees, that they are lawfully seized of the said Property in fee simple, have the good right to convey it, and that the Property is unencumbered, except for these Exceptions:

1. 2006 real estate taxes, which have prorated at closing and assumed by the Grantees.

2. The property is assessed under the Greenbelt or agricultural use. Application for Greenbelt status may need to be re-submitted to continue assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976, TCA Sec.67-5-1001m etseq. See the Grantors' Greenbelt Rollback Tax Application, as of record in Trust Deed Book 10894, pages 9967 and 968, Register's Office for said County. If the Grantees fail to maintain the current Greenbelt or agricultural use, then Grantees shall be responsible for payment of any rollback taxes which may be later assessed.

And, the Grantors do covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the Property to the said Grantees, and their heirs, administrators and assigns, against all lawful claims and demands of all persons, subject to the above Exceptions.

Wanda C. Clifton is one and the same person as Wanda Cranford Clifton.

IN WITNESS WHEREOF, the Grantors have executed this deed as of the day and year first above written.

Joe E. Clifton

Wanda C. Clifton

By: Joe E. Clifton, as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of February, 2006, before me personally appeared Joe E. Clifton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

STATE OF TENNESSEE
CONUNTY OF DAVIDSON

On this the 14th day of February, 2006, before me personally appeared Joe E. Clifton, to me known to be the person who executed the foregoing instrument on behalf of Wanda C. Clifton, and acknowledged that such person executed the same as the free act and deed of Wanda C. Clifton. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

Notary Public (Affix Seal)
My Commission Expires: 2-10-08

LARRY D. ORMIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-10-08

LARRY D. ORMIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

SURVEYOR'S DESCRIPTION
Joe E. Clifton Property
9618 Hwy 96 West

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Joe E. Clifton and wife Wanda C. Clifton by deed of record in book 4764, page 152, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point located in the easterly right-of-way of Highway 96 West, said point being the northwesterly corner of property conveyed to Alton A. Coward, Jr. and wife Shirley G. Coward by deed of record in book 10627, page 633, R.O.D.C., and being the southwesterly corner of the herein described tract,

THENCE, with the easterly right-of-way line of Highway 96 West and a curve to the right 143.59 feet, said curve having a central angle of 3°42'40", a radius of 2,216.83 feet, and a chord of N 25°01'53" W, 143.56 feet to an iron rod,

THENCE, continuing N 13°18'10" W, 195.00 feet to an existing concrete highway marker,

THENCE, with a curve to the right 301.61 feet, said curve having a central angle of 7°53'03", a radius of 2,191.83 feet, and a chord of N 14°12'19" W, 301.37 feet to an existing iron pin,

THENCE, N 19°46'55" W, 134.24 feet to an existing iron pin,

THENCE, N 8°47'06" W, 49.30 feet to an existing iron pin,

THENCE, N 1°57'09" E. 76.20 feet to an existing iron pin,

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Fred M. Medwedeff by deed of record in book 8332, page 346, R.O.D.C., S 88°12'00" E, 1805.70 feet to a point, said point being witnessed by an existing iron pin located N 62°53'00" E, 0.54 feet therefrom,

THENCE, leaving said southerly line with the northwesterly line of the aforementioned Alton A. Coward, Jr. property S 62°53'00" W, passing an existing iron pin at 1764.44 feet, a total distance of 1769.36 feet to an iron rod and the point of beginning.

Containing 790,050 square feet or 18.14 acres, the same more or less.

Prepared by:
Benny M. Cantrell
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