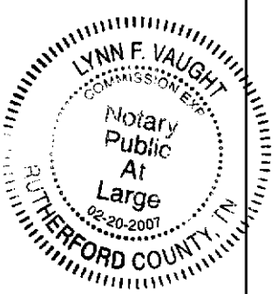
File No. 260200612

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/06/06 07:47 4 pgs
Fees:23.00 Taxes:370.00
20060306-0025276

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GJR Development, LLC	SAME	162-02-0-163.00;162-02-0-038.00,162-02-0-037.00; 162-02-0-049.00; 162-02-0-160.00; 162-06-0-004.00-
(NAME)	(NAME)	
256 Seaboard Lane, Ste. H-103		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, EZELL-HARDING CHRISTIAN SCHOOL, a Tennessee corporation, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GJR DEVELOPMENT, 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:

TRACT I:
Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at iron rod found in the northerly right of way of Tusculum Road; said rod being the southwest corner of Lot 67 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59 R.O.D.C., TN; and also being the southeasterly corner of herein described property;

Thence, along the northerly right of way of Tusculum Road with a curve to the left having an arc distance of 24.97 feet, a radius of 863.94 feet, a chord direction of North 58°09'22" West, and a chord length of 24.97 feet to a point in the northerly right of way of Tusculum Road; said point being the southeasterly corner of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN;

Thence, along the easterly line of the Hobart Luker property, North 04°03'10" East a distance of 161.77 feet to a concrete monument found in the westerly line of Lot 64 of Section One, Colewood Acres subdivision;

Thence, along the westerly line of Lots 64 and 65, South 35°06'28" East a distance of 39.87 feet to an iron rod found, said rod being the common corner of Lots 65 and 66 of Section One, Colewood Acres subdivision;

Thence, along the westerly line of Lot 66, South 36°23'52" East a distance of 71.30 feet to an iron rod found, said rod being the common corner of Lots 66 and 67 of Section One, Colewood Acres subdivision;

Thence, along the westerly line of Lot 67, South 33°16'02" West a distance of 101.10 feet to the Point of Beginning and containing 0.16 acre more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

TRACT II:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at iron rod found in the southerly right of way of Luker Lane; said rod being the northeast corner of Lot 64 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59, R.O.D.C., TN; and also being the easterly corner of herein described property;

Thence, along the northerly line of Lot 64, South 54°36'58" West a distance of 137.68 feet to an iron rod set in the easterly line of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN;

Thence, along the easterly line of the Hobart Luker property, North 04°03'10" East a distance of 216.23 feet to an iron rod set in the southerly right of way of Luker Lane;

Thence, along the southerly right of way of Luker Lane, South 35°29'43" East a distance of 167.00 feet to the Point of Beginning and containing 0.26 acre more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

TRACT III:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at iron rod found in the northerly right of way of Luker Lane; said rod being the northwest corner of Lot 63 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59, R.O.D.C., TN; and also being the southeasterly corner of herein described property;

Thence, along the northerly right of way of Luker Lane, North 35°29'43" West a distance of 23.41 feet to an iron rod set in the northerly right of way of Luker Lane; said rod also being in the easterly line of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN;

Thence, along the easterly line of the Hobart Luker property, North 04°05'37" East a distance of 294.92 feet to a concrete monument found in the westerly line of Lot 54 of Section One, Colewood Acres subdivision;

Thence, South 31°59'52" East a distance of 251.76 feet to an iron rod found; said rod being the common corner of Lots 57, 58, and 63 of Section One, Colewood Acres subdivision;

Thence, along the northwesterly line of Lot 63, South 54°42'20" West a distance of 172.59 feet to the Point of Beginning and containing 0.55 acre more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

TRACT IV:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at iron rod found in the westerly right of way of Olivia Drive; said rod being the northeast corner of Lot 54 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59, R.O.D.C., TN; and also being the southeasterly corner of herein described property;

Thence, along the northerly line of Lot 54, South 63°46'25" West a distance of 121.62 feet to a concrete monument found in the easterly line of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN;

Thence, along the easterly line of the Hobart Luker property, North 04°04'48" East a distance of 257.97 feet to a concrete monument found;

Thence, along the northerly line of the Hobart Luker property, North 84°49'00" West a distance of 199.33 feet to a concrete monument found;

Thence, North 02°28'36" East a distance of 44.50 feet to a concrete monument found in the southerly right of way of Bart Drive;

Thence, along the southerly right of way of Bart Drive for the next three calls; with a curve to the right having an arc distance of 157.62 feet, a radius of 1280.10 feet, a chord direction of South 83°58'00" East, and a chord length of 157.52 feet to a concrete monument found;

Thence, South 80°09'23" East a distance of 82.00 feet to a concrete monument found;

Thence, with a curve to the right having an arc distance of 39.41 feet, a radius of 24.98 feet, a chord direction of South 34°57'55" East, and a chord length of 35.44 feet to a concrete monument found in the westerly right of way of Olivia Drive;

Thence, along the westerly right of way of Olivia Drive with a curve to the left having an arc distance of 212.13 feet, a radius of 330.59 feet, a chord direction of South 08°09'25" East, and a chord length of 208.51 feet to the Point of Beginning and containing 0.65 acre more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

TRACT V:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the southerly right of way of Bart Drive; said rod also being the northeast corner of the Hillcrest United Methodist Church property as recorded in Book 5141, Page 614 and Page 617, R.O.D.C., TN;

Thence, along the southerly right of way of Bart Drive with a curve to the right having an arc distance of 198.05 feet, a radius of 1280.10 feet, a chord direction of North 88°04'26" East, and a chord length of 197.85 feet to a concrete monument found;

Thence, leaving the southerly right of way of Bart Drive, South 02°28'36" West a distance of 44.50 feet to a concrete monument found in the northerly line of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN;

Thence, along the northerly line of the Hobart Luker property, North 84°49'00" West a distance of 194.15 feet to a point in the easterly line of the Hillcrest United Methodist Church property;

Thence, along the easterly line of the Hillcrest United Methodist property, North 06°54'50" West a distance of 20.41 feet to the Point of Beginning and containing 0.16 acre more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

TRACT VI:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the northerly right of way of Tusculum Road; said rod also being the southeast corner of Lot 9 of Section One, Colewood Acres subdivision as recorded in Book 3700, Page 59, R.O.D.C., TN; and being the southwest corner of the herein described tract;

Thence, along the easterly line of Lot 9, North 03°45'25" East a distance of 113.74 feet to an iron rod set; said rod being the northeast corner of Lot 9 and the southeast corner of Lot 77 of Section Two, Colewood Acres subdivision as recorded in Book 3700, Page 135, R.O.D.C., TN;

Thence, along the easterly line of Lot 77, North 02°04'51" East a distance of 99.32 feet to a concrete monument found; said monument being the common corner of Lots 77 and 78 of Section Two, Colewood Acres subdivision;

Thence, along the easterly line of Lot 78, North 06°22'14" West a distance of 99.43 feet to a concrete monument found; said monument being the common corner of Lots 78 and 79 of Section Two, Colewood Acres subdivision;

Thence, along the easterly line of Lot 79 and Lot 80, North 18°42'09" West a distance of 201.86 feet to an iron rod set; said rod being the common corner of Lots 80 and 81 of Section Two, Colewood Acres subdivision;

Thence, along the easterly lines of Lots 81, 82, and 83, North 27°51'09" West a distance of 290.07 feet to an iron rod set; said rod being the common corner of Lots 83 and 87 of Section Two, Colewood Acres subdivision;

Thence, along the southerly line of Lots 87 and 88, North 30°21'51" East a distance of 135.39 feet to an iron rod set; said rod being the common corner of Lots 88 and 89 of Section Two, Colewood Acres subdivision;

Thence, along the southerly line of Lot 89, North 77°18'51" East a distance of 145.50 feet to an iron rod set in the right of way of Keely Drive;

Thence, in the right of way of Keely Drive, South 12°41'09" East a distance of 5.00 feet to an iron rod set;

Thence, along the right of way of Keely Drive and Lot 90 of Section Two, Colewood Acres subdivision; North 77°19'22" East a distance of 122.33 feet to an iron rod set in the westerly line of the Hobart Luker property as recorded in Book 1368, Page 103, R.O.D.C., TN; said rod being the common corner of Lot 90 and the Hillcrest United Methodist Church property as recorded in Book 5141, Page 614 and Page 617, R.O.D.C., TN;

Thence, along the westerly line of the Hobart Luker property, South 04°02'47" West a distance of 937.25 feet to a point in the northerly right of way of Tusculum Road;

Thence, along the northerly right of way of Tusculum Road, with a curve to the left having an arc distance of 64.66 feet, a radius of 2291.69 feet, a chord direction of North 85°36'45" West, and a chord length of 64.66 feet to the Point of Beginning and containing 3.42 acres more or less, according to survey dated January 24, 2006 by MEC, Inc., Joseph C. McConnell, RLS#992.

Being a portion of the same property conveyed to Ezell-Harding Christian School by Special Warranty of record in Book 7474, page 49 and as re-recorded in Book 7478, page 418, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conveyance and Ditch and Drainage Easement of record in Book 4135, page 444; plat of record in Book 3700, page 59; plat of record in Book 3700, page 135; of the Register's for Davidson County, Tennessee.

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 5.20 acres, Tusculum Rd., 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 Grantor covenants 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 Grantor further covenants and binds 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 23rd day of February, 2006.

Ezell-Harding Christian School

By: _____

Don Hutchinson, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Don Hutchison, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Ezell Harding Christian School, the within named bargainer, a corporation, and that he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand at office this 23rd day of February, 2006.

Commission expires: February 20, 2007

Lynn F. Vaught — Notary Public

File Number: 260200612

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

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN