WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Robert E Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/31/06 14:15 2 pgs
Fees:13.00 Taxes:444.00
20061031-0135163

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. MILLS	SAME	Map 69/Parcel 77.00
(NAME) P.O. Box 280496	(NAME)	
(ADDRESS) Nashville, TN 37228	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CJRT, INC.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. MILLS and MELINDA D. MILLS, EXPRESSLY AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT II:
Certain real estate in Davidson County, Tennessee, as follows: Being a tract of land in the 23rd Civil District of said County, on the south side of Hydes Ferry Turnpike and the east side of Whites Creek, described as follows:

Beginning in the center of said Turnpike at the southeast corner of 50 acres of land conveyed by Frank Hyde to Elias Simpkins, by deed of record in Book 50, page 152, Register's Office for said County; running thence with said Simpkins' southern line south 61 degrees west 122 ½ poles to a stake, his corner; thence with his west line, north 28 degrees west 19.17 poles, to his corner in the center of Whites Creek; thence down the center of said Creek with its various meanderings 140 poles, more or less, to a stake, the northwest corner of 50 acres of land conveyed by Frank Hyde to Alex Hyde, by deed of record in Book 42, page 675, said Register's Office; thence with his northerly line east to a stone; his northeast corner; thence with his easterly line south to a stone, his southeast corner in H.B. Hyde's, how Albert Ashton's northerly line; thence north 75 degrees east 39 poles with said H. B. Hyde's line to a red oak; thence north 47 degrees 40.4 poles with said line to the center of the Hydes Ferry Pike; thence with the center of said Turnpike; north 47 ¼ degrees west 32 poles; thence north 48 ½ degrees west 49.1 poles to the beginning.

Included within the above description BUT EXCLUDED FROM THIS CONVEYANCE are the following: A tract of 2.8 acres conveyed to the Tennessee Central Railroad, by deed recorded in Book 273, page 74, said Register's Office; a tract of about ____ acres conveyed by Albert Ashton and wife, to Isaac Newlin, Jr. by deed recorded in Book 406, page 172, said Register's Office; a strip of land to widen Hydes Ferry Pike, conveyed to Davidson County by decree of the Second Circuit Court, of record in Minute Book 65, page 59; and Gardner's Gold Coast Subdivision in its entirety, a plan of which is of record in Book 2133, page 79, said Register's Office.

TRACT III:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being situated in the 13th Civil District of said County, more particularly described as follows:

Beginning at a point in the easterly margin of the Tennessee Central Railroad right-of-way, the southwest corner of this tract **and the northwest corner of Lot No. 1 on the Plan of Gardner Meadows, of record in Book 2330, page 44, Register's Office for said County; thence north 61 degrees 21 minutes east 232.6 feet to a point, the southeast corner of** Lot No. 2, in the northwesterly line of Lot No. 1 on said plan of Gardner Meadows; thence along the rear lines of Lots Nos. 2, 3, 4 and 5 on said plan, north 47 degrees 05 minutes west 468 feet to a point, the common corner of Lots Nos. 5 and 6 on said plan; thence with the rear line of Lot No. 6 north 23 degrees 50 minutes west 140 feet to a point, the northwest corner of said Lot No. 6; thence south 43 degrees 10 minutes west 254 feet, more or less, to a point in the easterly margin of said Railroad right-of-way; thence, with the margin of the same, southeastwardly 500 feet, more or less, to the point of beginning.

Being a portion of the property conveyed to CJRT, Inc. by deed of record in Instrument No. 20020712-0083916, Register's Office for Davidson County, Tennessee.

Also CONVEYED HEREWITH are all those certain rights in and to a certain 50 foot non-exclusive Ingress/Egress and Utility Easement retained by CJRT, Inc. in the deed to Robert E. Mills and wife, Melinda D. Mills of record in Instrument No. 20040305-0025722, Register's Office for Davidson County, Tennessee. The 50 foot non-exclusive Ingress/Egress and Utility Easement being more particularly described as follows, to wit:

Beginning at an axle in the southerly margin of Ashland City Highway (Highway 12), said point also being the northwest corner of Lot 6 of Gardner Meadows, as of record in Plat Book 2330, page 44, thence with the west line of Lot 6 South 43 degrees 40' 00" West 290.50 feet to a point at the southwest corner of said Lot 6; thence leaving said lot South 15 degrees 28' 26" West 171.39 feet to a point; thence South 40 degrees 45' 00" West 140.00 feet to a point in the northerly margin of the Illinois Central Gulf Railroad; thence with said margin North 53 degrees 26' 12" West 50.00 feet to a point; thence leaving said margin North 40 degrees 45' 00" East 146.05 feet to a point; thence North 15 degrees 28' 26" East 171.55 feet to a point; thence North 43 degrees 40' 00" East 288.02 feet to a point in the southerly margin of Ashland City Highway; thence with said margin and a curve to the right, said curve having a radius of 4,376.20 feet, 50.00 feet to the point of beginning.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☒

This is improved ☐ property, known as 4223 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 27th day of October, 2006.

CJRT, INC.

By: J. A. Tant

J. A. TANT, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. A. Tant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CJRT, Inc. and is authorized by CJRT, Inc. to execute this instrument on its behalf as President.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2006.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008