This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/25/07 11:40 4 pgs
Fees:23.00 Taxes:2497.50
20070625-0075499

ADDRESS NEW OWNER:

Joshua A. Randolph and Flowers M. Randolph
P. O. Box 827
Goodlettsville, TN 37070-0827

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 11
P/O PARCEL 96
AND P/O PARCEL 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Teen Challenge International Nashville, also known as Teen Challenge International, Nashville Headquarters, a Tennessee corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joshua A. Randolph and wife, Flowers M. Randolph** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises, including but not limited to the restrictions shown on Exhibit "B" attached hereto and incorporated herein by reference.

This is improved property known as 2165 Baker Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20TH day of June, 2007.

Teen Challenge International,
Nashville Headquarters

BY: Tommy E. Mason President
Tommy E. Mason, President

BY:
Kenneth C. Wiggins, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Tommy E. Mason and Kenneth C. Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of Teen Challenge International, Nashville Headquarters, a Tennessee corporation, the within named bargainor, and that they as such President and Secretary, respectively, executed the within instrument for the purposes stated therein by signing the name of the corporation by themselves as such President and Secretary.

Witness my hand and official seal this the 20TH day of June, 2007.

WAYNE JUDKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

My Commission Expires: 1/11/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $675,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

EXHIBIT "A"

Map 11 Parcel 96

Beginning at an iron pin new in the north margin of Baker Road, said pin being the south west corner of this tract and the south east corner of the Sallye Crawford property (DB 8286 PG 665). Thence with Crawford's east line for the next two calls; North 30 degrees 14 minutes 53 seconds East 721.05 feet to an iron pin new at a fence corner. North 74 degrees 41 minutes 15 seconds East 356.06 feet to an iron pin old at a fence corner in the south right- of – way line of the CSX Railroad and with the Kenneth Duncan etux property (DB 6121 PG 564). Thence with Duncan's west line for the next two calls; South 5 degrees 2 minutes 31 seconds West 440.57 feet to an iron pin old. South 14 degrees 4 minutes 49 seconds West 95.00 feet to an iron pin new. Thence on a new line for the next four calls; North 60 degrees 21 minutes 41 seconds West 160.00 feet to an iron pin new. South 35 degrees 12 minutes 57 seconds West 129.73 feet to an iron pin new. South 63 degrees 20 minutes 6 seconds West 319.84 feet to an iron pin new. South 40 degrees 45 minutes 37 seconds West 126.56 feet to an iron pin in the north margin of Baker Road. Thence with the margin on an arc with a delta of 4 degrees 5 minutes 38 seconds, an arc length of 101.82 feet, a tangent of 50.93 feet, and a radius of 1,425.00 feet and a chord of North 37 degrees 51 minutes 58 seconds west 101.80 feet to the point of beginning and containing 5.774 acres, more or less according to a survey by John Franklin, dated April 11, 2007.

Being part of the same property conveyed to Teen Challenge International Nashville by deed from Margaret N. Duncan, unmarried, dated June 15, 2006, of record in Instrument No. 20060630-0078443, said Register's Office.

EXHIBIT B
RESTRICTIONS

1. No trailers, mobile homes, double-wides, basement houses, garage, barn or other buildings can be used as temporary or permanent living quarters.
2. No swine or commercial poultry may be kept on property.
3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.
4. No noxious or offensive operation shall be conducted or maintained on any tract, and nothing shall be done on any tract which may constitute a nuisance or unreasonable annoyance to the neighborhood.

The above restrictions are for the benefit of Map 11, Parcel 39 and Map 12, Parcel 85, Baker Road, Goodlettsville, Davidson County, Tennessee, described as follows:

Map 11 Parcel 39

Beginning at an iron pin new in the north margin of Baker Road, said pin being South 37 degrees 51 minutes 58 seconds East 101.80 from the south east corner of Sallye Crawford (DB 8286 PG 665). Thence on a new line for the next four calls: North 40 degrees 45 minutes 37 seconds East 126.56 feet to an iron pin new. North 63 degrees 20 minutes 6 seconds East 319.84 feet to an iron pin new. North 35 degrees 12 minutes 57 seconds East 129.73 feet to an iron pin new. South 60 degrees 21 minutes 41 seconds East 160.00 feet to an iron pin new. Thence with the west property line of Kenneth Duncan etux (DB 6121 PG 564) for the next two calls; South 14 degrees 4 minutes 49 seconds West 163.83 feet to a 10" maple in a fence line. South 15 degrees 54 minutes 32 seconds West 527.57 feet to an iron pin old in the north margin of Baker Road. Thence with the north margin for the next four calls; North 69 degrees 23 minutes 46 seconds West 50.44 feet to an iron pin new. On an arc with a delta of 40 degrees 27 minutes 50 seconds, a radius of 424.57 feet, an arc length of 299.84 feet and a chord of North 50 degrees 49 minutes 5 seconds West 293.65 feet to an iron pin new. North 30 degrees 30 minutes 47 seconds West 101.99 feet to an iron pin new. On an arc with a delta of 5 degrees 13 minutes 58 seconds, a radius of 1425.00 feet, an arc length of 130.15 feet and a chord of North 33 degrees 12 minutes 9 seconds West 130.10 feet to the point of beginning and containing 5.307 acres, more or less according to a survey by John Franklin dated April 11, 2007.

Map 12 Parcel 85
Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated April 24, 2007 and revised 5/25/07 known as Job No. 070069 as follows:

Beginning at an iron pin found on the Northerly margin of Baker, Road, said point of beginning being Southwest corner of this tract and also being the Southeast corner of the Teen Challenge International Nashville (Doc# 2000606300078443 and D.B.4322, page 575 R.O.D.C.,Tn.); thence with the Teen Challenge line N15°37'53"E 527.57' to 10 " maple tree in fence line; thence N13°46'34"E 258.83' to an existing iron pin; thence N04°45'26"E 440.57' to an iron pin set in the line of CSX Railroad; thence with CSX S60°28'47"E 939.86' to an iron pin set; thence leaving the Railroad S27°28'25"W 1049.70' to an iron pin set ; thence S09°30'32"W 64.84 to an existing iron pin; thence S07°24'17"W 219.98' to an iron pin set on the margin of Baker Road; thence with the margin of Baker Road (25' from centerline) N39°41'49"W 15.36' to an existing iron pin; thence N35°43'31"W 80.85' to an existing concrete monument; thence N31°50'49"W 210.13' to an existing iron pin; thence N42°25'43"W 132.43' to an iron pin set; thence N59°27'18"W 133.30' to an iron pin set; thence N70°51'34"W 172.36' to the point of beginning, containing 20.06 acres more or less.

By the creation of above restrictions, there is no intention of imposing them on any other land owned by Grantor. All of the above restrictions shall run with the land and shall expire on June 30, 2027.