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WARRANTY DEED

MARY BRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 2007

Mary Bright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Edward Flatt, Jr.	SAME	MAP 15
(NAME)	(NAME)	
107 Digby Court		PARCEL 217.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Joseph L. Boykin, Jr. and wife, Charlene Joy Boykin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Edward Flatt, Jr. and wife, Connie Lynn Flatt

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:

SEE EXHIBIT "A" for Legal Description

BEING the same property conveyed to Joseph L. Boykin, Jr. and wife, Charlene Joy Boykin by Installment Deed from Nell R. Binkley, unmarried of record in Book 6331, page 455, Register's Office for Davidson County, Tennessee Also Being the same property conveyed to Joseph L. Boykin, Jr. and wife Charlene Joy Boykin by Quitclaim Deed from Joseph L. Boykin, Jr. and wife, Charlene Joy Boykin of record in Book 8689, page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as Tract 8 Union Hill Road, Joelton, TN 37080
(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 our hand s this 5th day of July, 2007

Joseph L. Boykin, Jr.

Charlene Joy Boykin

Davidson County DEEDWARR
Recvd: 07/11/07 11:02 3 pgs
Fees:18.00 Taxes:418.10

20070711-0082568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Boykin, Jr. and wife, Charlene Joy Boykin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of July, 2007.

Commission expires 11/24/07

Mary Birthright
Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

TAX MAP 15 PARCEL 217

JOSEPH L. BOYKIN, JR., ET UX PROPERTY

BEGINNING, at an iron pin located, S74°24'17"E, 587.06' from the southwest corner of the property conveyed to Danita N. & Mark C. Antonutti, by deed of record in Instrument # 200611080139184 in the Register's Office of Davidson County, Tennessee and also being the southwest corner of the property conveyed to Norma Jean Draper, by deed of record in Book 8676, Page 835 in the Register's Office of Davidson County, Tennessee and the northwest corner of this tract;

THENCE, N75°49'52"E, 455.28' to an iron pin in a common line of the property conveyed to Hollis Everett Binkley, ET UX, by deed or record in Book 8676, Page 839 in the Register's Office of Davidson County, Tennessee. Said pin being the northeast corner of this tract;

THENCE, S15°41'11"E, 2000.87' to an iron pin at the southwest corner of Binkley and a common corner with the property conveyed to David & Sheila Tiller, by deed of record in Instrument # 200604170043445 in the Register's Office of Davidson County, Tennessee;

THENCE, S03°43'00"W, 60.00' to an iron pin in a common line with the property conveyed to Thomas E. Piper, by deed of record in Book 7236, Page 783A in the Register's Office of Davidson County, Tennessee. Said pin being the southeast corner of this tract;

THENCE, N84°57'23"W, 475.39' to an iron pin at the southeast corner of the property conveyed to Norma Jean Draper, by deed of record in Book 8694, Page 532 in the Register's Office of Davidson County, Tennessee and the southwest corner of this tract;

THENCE, N15°24'08"E, 1901.27' to the point of beginning, Containing 911,711.75 square feet or 20.93 acres more or less.

Included with this tract is a 50-foot wide Ingress / Egress & Utility Access Easement across a portion of Parcel 174, Parcel 216, Parcel 219 and Parcel 220 on Tax Map 15 for access to Union Hill Road.