WARRANTY DEED

MARY BIRTHRIGHT 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 $ 187,000.00

Affiant

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

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		PARCELS 216&219
(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, Norma Jean Draper, Unmarried

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 Norma Jean Draper by Quitclaim Deed from Oscar Wayne Carney and wife, Yolonda Carol Carney of record in Book 8694, page 532, Register's Office for Davidson County, TN
Also BEING the same property conveyed to Norma Jean Draper by Quitclaim Deed from Norma Jean Draper of record in Book 8676, page 835, Register's Office for Davidson County, TN

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 UNION HILL ROAD Tract 7 & P/O Tract 4, 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 my hand this 5th day of July, 2007

Norma Jean Draper

Norma Jean Draper

Davidson County DEEDWARR
Recvd: 07/11/07 11:07 5 pgs
Fees:28.00 Taxes:691.90

20070711-0082569

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 Bettie Jean Draper, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she 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 My Commission Expires NOV. 24, 2007

Notary Public

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 216

NORMA JEAN DRAPER PROPERTY

BEGINNING, at an iron pin located, S25°46'52"E, 329.24' from the northeast 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 being the northwest corner of this tract and the southwest corner of the property conveyed to Norma Jean Draper, by deed of record in Book 4495, Page 270 in the Register's Office of Davidson County, Tennessee;

THENCE, N43°50'15"E, 390.08' 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, S16°28'52"E, 1086.26' to an iron pin in a common line of the property conveyed to Joseph L. Boykin, Jr. by deed of record in Book 8689, Page 757 in the Register's Office of Davidson County, Tennessee. Said pin being the southeast corner of this tract;

THENCE, S75°49'52"W, 455.28' to an iron pin at the northwest corner of Boykin, being the southwest corner of this tract and also being in a common line 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;

THENCE, N10°38'57"W, 357.45' to an iron pin in a common line 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 northeast corner of Draper;
THENCE, N72°18'54"E, 154.31' to an iron pin at the southeast corner of Antonutti;

THENCE, N24°42'27"W, 521.25' to the point of beginning, Containing 348,919.38 square feet or 8.01 acres more or less.

Included with this tract is a 50-foot wide Ingress / Egress & Utility Access Easement across the easterly portion of Parcel 174 on Tax Map 15 for access to Union Hill Road. This tract is also encumbered by a portion of the aforementioned 50-foot wide Ingress/Egress and Utility Access Easement providing access to Parcel 217 and Parcel 219 on Tax Map 15.

EXHIBIT "A" LEGAL DESCRIPTION

TAX MAP 15 PARCEL 219

NORMA JEAN DRAPER PROPERTY

BEGINNING at an iron pin located, S19°59'56"E, 616.26' from the northwest 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 in a common line of the property conveyed to Iris Laverne & Jimmy Foster, by deed of record in Book 8676, Page 837 in the Register's Office of Davidson County, Tennessee and being the northwest corner of this tract;

THENCE, N68°49'23"E, 535.56' to an iron pin at a common corner of Antonutti and 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. Said pin being the northeast corner of this tract;

THENCE, S10°38'57"W, 357.45' to an iron pin at the southwest corner of Draper;

THENCE, S15°24'08"E, 1901.27' 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, 358.72' to an iron pin at a common corner of Piper and the property conveyed to Iris Laverne & Jimmy Foster, by deed of record in Book 8676, Page 837 in the Register's Office of Davidson County, Tennessee. Said pin being the southwest corner of this tract;

THENCE, N19°59'56"W, 2085.00' to the point of beginning, Containing 911,302.70 square feet or 20.92 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, and Parcel 220 on Tax Map 15 for access to Union Hill Road.

A portion of this tract is encumbered by a portion of the aforementioned 50-foot wide Ingress/Egress and Utility Access Easement for the benefit of Parcel 217 on Tax Map 15.

EXHIBIT "A" LEGAL DESCRIPTION

50' INGRESS / EGRESS & UTILITY ACCESS EASEMENT

BEGINNING at a point in the southerly margin of Union Hill Road, said point being N43°26'31"E, 394.79' from the northeast 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;

THENCE, with the southerly margin of Union Hill Road, N43°26'31"E, 57.73' to a point;

THENCE, leaving the southerly margin of Union Hill Road, S16°34'10"E, 294.00' to a point;

THENCE, S26°26'13"E, 59.48' to a point;

THENCE, S42°29'47"W, 11.89' to a point;

THENCE, S16°28'52"E, 594.64' to a point;

THENCE, S31°38'59"W, 151.59' to a point;

THENCE, S64°45'02"W, 259.34' to a point;

THENCE, S38°26'39"W, 35.04' to a point;

THENCE, S10°38'57"E, 175.77' to a point;

THENCE, S57°24'32"E, 190.81' to a point in the northerly property line of the property conveyed to Joseph L. Boykin, Jr. by deed of record in Book 8689, Page 757 R.O.D.C., TN.

THENCE, with the northerly line of Boykin, S75°49'52'W, 68.64' to a point;

THENCE, N57°24'32"W, 165.41' to a point;

THENCE, N10°38'57"W, 220.23' to a point;

THENCE, N38°26'39"E, 69.56' to a point;

THENCE, N31°40'45"E, 199.48' to a point;

THENCE, N64°45'02"E, 256.16' to a point;

THENCE, N 31°35'59"E, 114.40' to a point;

THENCE, N16°30'47"W, 902.09' to the point of beginning, Containing 87,818.89 square feet or 2.02 acres more or less.