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BILL GARRETT, Davidson County
Trans:T20110043531 DEEDWARR
Recvd: 07/19/11 14:04 2 pgs
Fees:13.00 Taxes:1942.50
20110719-0055220

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2011.

Notary Public
MY COMMISSION EXPIRES:
File No. CH11-2169D

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Flower Express, Inc. (NAME)	Same (NAME)	34-2-86
1835 & 1837 Gallatin Pike North (STREET ADDRESS)	1837 Gallatin Pike (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **JBW Family Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flower Express, Inc.**, 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 No. 1:
Situated in the 10th Civil District of Davidson County, Tennessee, as follows: Being part of Lot No. 2 on the Plan of W. J. Cude's Subdivision of Edgefield Jet. of record in Plat Book 421, Page 105, Register's Office for Davidson County, Tennessee. Property fronts 109 feet on the east margin of Gallatin Pike as follows:

Beginning at a point on the east margin of Gallatin Pike at the southwest corner of the property conveyed to Homer Chance and Hubert Baker, by deed of record in Book 4307, Page 232, said Register's Office, the same being located 175 feet south of the south margin of Cude Lane; thence South 45 deg. 49 min. East with the line of Baker & Chance 245 feet to a point; thence South 33 deg. 28 min. West 109.75 feet to a point; thence North 45 deg. 39 min. West 245.20 feet to a point on the east margin of Gallatin Pike; thence with the east line of same following the arc of curve with a radius of 1845.86 feet a distance of 109 feet to the point of beginning.

Tract No. 2:
Beginning at a point on the easterly margin of Gallatin Road, being the southwest corner of the property conveyed to Ervin M. Entrekin, Trustee of record in Book 4558, Page 445, Register's Office for Davidson County, Tennessee; thence with Entrekin's southerly line, South 48 deg. 22 min. East 300 feet more or less, to a point at the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 130 feet, more or less to a point at the junction of Entrekin's southerly line; thence with Entrekin's southerly line South 48 deg. 22 min. East to a point in the junction of Entrekin's westerly line; thence with Entrekin's westerly line South 30 deg. 30 min. West 100 feet, more or less to a point in the northerly line in the property conveyed to William K. Beasley, Trustee by James H. Craft and wife, Dorothy M. Craft by deed of record in Book 4286, Page 199, in the Register's Office for Davidson County, Tennessee, westerly with said line North 48 deg. 22 min. West 400 feet more or less to a point in the easterly margin of Gallatin Road; thence northerly with said road 235 feet, more or less to the point of beginning.

BEING the same property conveyed to J.B.W. Family Partnership, A Tennessee Partnership composed of James Craft, Jr., Barbara C. Jones, and William R. Craft, their heirs and assigns, from Dorothy Marie Craft, (a/k/a Darthy Marie Craft), Trustee with full power to mortgage, sell, encumber, transfer, lease and convey without the joinder of any beneficiary, by Deed dated October 14, 1999, in Book 11721, Page 634, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4595, page 182, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1835 & 1837 Gallatin Pike North, Madison, TN 37115.

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. Whenever 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/our hand(s) this 15th day of July, 2011.

JBW FAMILY PARTNERSHIP

By: _____ July 15, 2011
James Craft, Jr., Partner Date

By: _____ July 15, 2011
William R. Craft, Partner Date

By: _____ July 15, 2011
Barbara C. Jones, Partner Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Craft, Jr., William R. Craft and Barbara C. Jones, Partners for JBW Family Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2011.

My Commission Expires: 1/25/2012

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066