File Box 9-B

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0019-D

BILL GARRETT, Davidson County
Trans:T20110049449 DEEDWARR
Recvd: 08/12/11 09:59 2 pgs
Fees:13.00 Taxes:1572.50
20110812-0062235

WARRANTY DEED

Address of New Owners:
Mr. Joe D. Nicks
170 OldDTusculum Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

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,
Tennessee Crop Improvement Association, A Tennessee Corporation

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Joe D. Nicks

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:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being a part of which is known as the Paterson Flat Rock Tract of Land, described as follows:

BEGINNING at an iron pin in the easterly edge of sidewalk, said point being the easterly right-of-way line of Nolensville Road; and a corner to W.H. Roberts; thence with the line of W. H. Roberts, and Chelsey Davis, N 64 deg. 35' E, 209.01 feet to an iron pin; thence with the line of said Chelsey Davis and Stanley Bernard, Trustee, S12 deg. 54' E, 78.64 feet to an iron pin a corner to Powers; thence with the line of said Powers, S 63 deg. 53' W 189.90 feet to an iron pin in the edge of said sidewalk; thence with the easterly edge of said sidewalk and right-of-way line, N 27 deg. 00' W 79.10 feet to the beginning, containing 0.35 acres more or less, according to a survey by Harold H. Cole, TN No. 606-302, dated June 2, 1975.

Being the same property conveyed to Tennessee Crop Improvement Association, a Tennessee Corporation by deed from Mack S. Pilkinton and wife, Jean Pilkinton, dated October 1, 1984, and of record in Book 6405, Page 400, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Nolensville Pike also known as Nolensville Road.

This conveyance is subject to a sanitary sewer and/or storm drainage easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, and of record in Book 4100, Page 470, in the Register's Office of Davidson County, Tennessee, and a sewer and/or storm drainage easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, and of record in Book 7228, Page 436, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2640 Nolensville Road, Ste A, B, C, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 5 day of August, 2011.

Tennessee Crop Improvement Association

BY: J. Matthew Young

ITS: Secretary / Manager

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Matthew Young, as Sec. / Mgr. for Tennessee Crop Improvement Association, a Tennessee Corporation, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged himself to be the Sec./Mgr. of Tennessee Crop Improvement Association, a Tennessee Corporation, with authority to execute this instrument on behalf of the within named bargainor acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5 day of August, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2011.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

Map/Parcel: 11909013100