

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 79.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 470206 0008 D, DATED: 07-15-88, IT HAS BEEN DETERMINED THAT A PORTION OF THE PARCEL DESCRIBED HEREON LIES WITHIN A FLOOD HAZARD AREA.
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED: COMMERCIAL.
- 6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNMANNED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 7) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF UNITED DOMINION REALTY, L.P., AS OF RECORD IN DEED BOOK 1350, PAGE 525, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CAROTHERS ROAD, 75 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CAROTHERS ROAD ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 408.15 FEET, THE RADIUS OF WHICH IS 860.00 FEET, THE CENTRAL ANGLE OF WHICH IS 27 DEG 11 MIN 32 SEC, THE CHORD OF WHICH IS NORTH 19 DEG 38 MIN 48 SEC EAST, 404.33 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF PEDIGO-FRANKLIN PROPERTY, AS OF RECORD IN DEED BOOK 3298, PAGE 553, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, ALSO BEING LOT 8 ON THE FINAL PLAT OF SECTION FOUR, REVISION 1, FRANKLIN COMMONS SOUTH SUBDIVISION, AS OF RECORD IN PLAT BOOK 21, PAGE 133, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CAROTHERS ROAD WITH THE SOUTHERLY PROPERTY LINE OF PEDIGO-FRANKLIN PROPERTY, SOUTH 82 DEG 22 MIN 30 SEC EAST, 316.35 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE EASTERLY PROPERTY LINE OF THIRD PEDIGO-FRANKLIN PROPERTY, NORTH 07 DEG 38 MIN 33 SEC EAST, 149.87 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF WALKER FAMILY PARTNERS, L.P., AS OF RECORD IN DEED BOOK 1678, PAGE 848, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, ALSO BEING LOT 11 OF FINAL PLAT OF SECTION FOUR, REVISION 2, FRANKLIN COMMONS SOUTH SUBDIVISION, AS OF RECORD IN PLAT BOOK 30, PAGE 42, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF WALKER FAMILY PARTNERS, L.P., SOUTH 82 DEG 23 MIN 37 SEC EAST, 342.30 FEET TO AN EXISTING IRON ROD ON THE WESTERLY PROPERTY LINE OF RANDALL W. GARNER, DDS, AS OF RECORD IN DEED BOOK 2854, PAGE 465, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, ALSO BEING LOT 12 OF SAID FINAL PLAT OF SECTION FOUR, REVISION 2, FRANKLIN COMMONS SOUTH SUBDIVISION;

THENCE WITH THE WESTERLY PROPERTY LINE OF RANDALL W. GARNER, DDS, AND WALKER FAMILY PARTNERS, L.P., AS OF RECORD IN DEED BOOK 1678, PAGE 848, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, SOUTH 07 DEG 53 MIN 49 SEC WEST, 732.69 FEET TO AN EXISTING METAL FENCE POST IN THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF SAID UNITED DOMINION REALTY, L.P.;

THENCE WITH THE NORTHERLY PROPERTY LINE OF UNITED DOMINION REALTY, L.P., NORTH 84 DEG 24 MIN 34 SEC WEST, 517.58 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 06 DEG 42 MIN 34 SEC WEST, 229.33 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 88 DEG 06 MIN 03 SEC WEST, 166.22 FEET TO THE POINT OF BEGINNING, CONTAINING 439,952 SQUARE FEET (10.099 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO J. DONALD NICHOLS, AS OF RECORD IN DEED BOOK 1275, PAGE 290 AND DEED BOOK 1176, PAGE 863, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

SURVEYOR'S CERTIFICATION

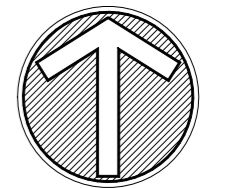
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

DATE

—PREPARED BY—
CHERRY LAND SURVEYING, INC.
 622 WEST IRIS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615) 269-3972 FAX (615) 269-9345

LEGEND

WATER VALVE	☒
WATER METER	☐
FIRE HYDRANT	▽
IRON ROD NEW	● IR(N)
IRON ROD OLD	○ IR(O)
DEED DIMENSION	(450')
CURB INLET	⊞
MANHOLE	⊙
UTILITY POLE	⊕
LIGHT POLE	☆
PROPERTY LINE	—
DEED LINE	---
EDGE OF PAVEMENT	====
EDGE OF CONC.	=====
CURB & GUTTER	=====
FENCE	-X-X-X-
OVERHEAD	-OH-OH-
WATER LINE	-8"-W-
SEWER LINE	-8"-SA-
GAS LINE	-4"-G-
STORM SEWER/CULVERT	-24" CMP/RCP-

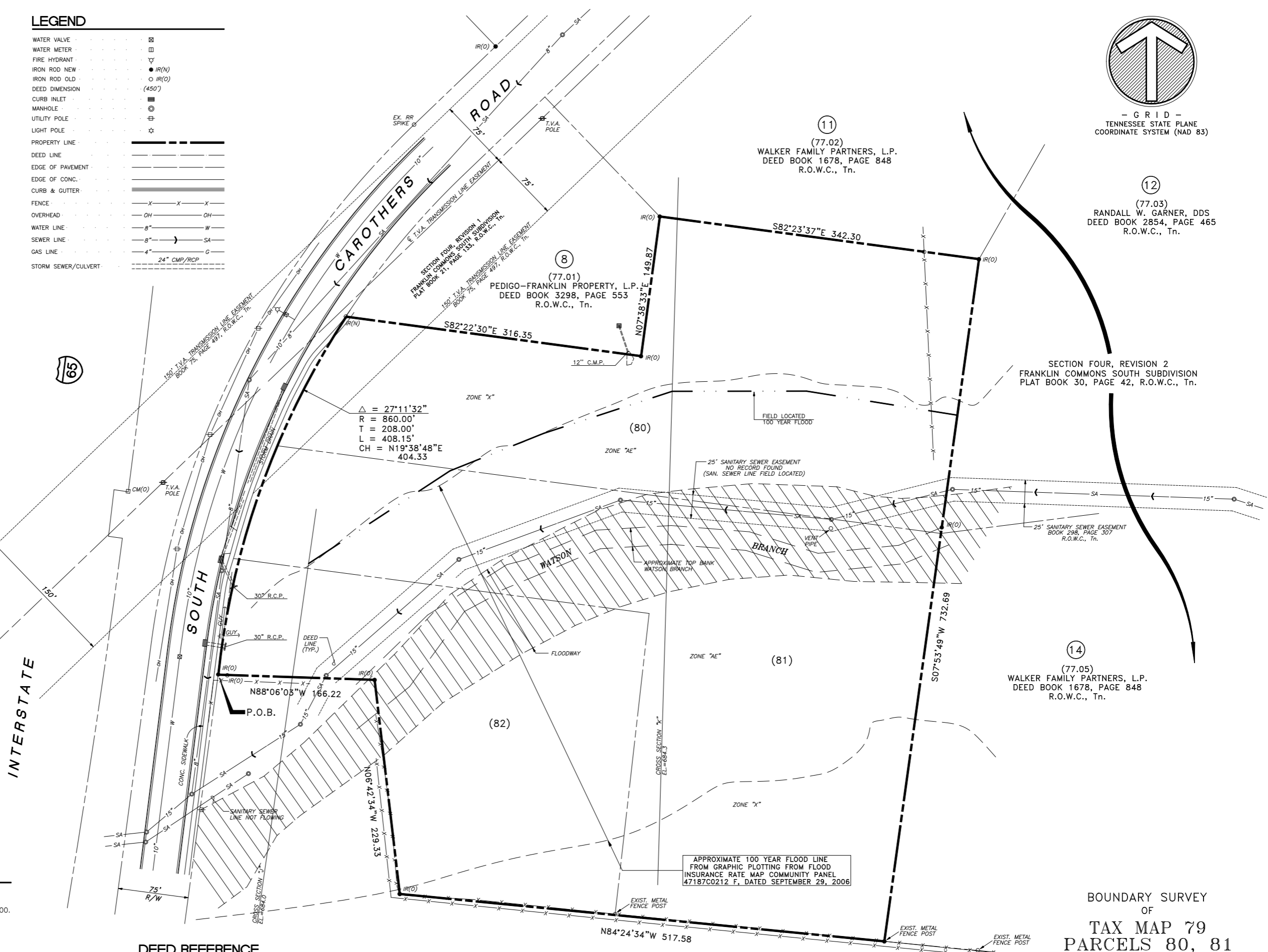


— GRID —
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM (NAD 83)

(77.03)
 RANDALL W. GARNER, DDS
 DEED BOOK 2854, PAGE 465
 R.O.W.C., Tn.

SECTION FOUR, REVISION 2
 FRANKLIN COMMONS SOUTH SUBDIVISION
 PLAT BOOK 30, PAGE 42, R.O.W.C., Tn.

(77.05)
 WALKER FAMILY PARTNERS, L.P.
 DEED BOOK 1678, PAGE 848
 R.O.W.C., Tn.



DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO J. DONALD NICHOLS, AS OF RECORD IN DEED BOOK 1176, PAGE 863 (MAP 79, PARCELS 80 & 81), AND DEED BOOK 1275, PAGE 290 (MAP 79, PARCEL 82), AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TOTAL AREA

439,952 Sq. Ft. (10.099 ACRES ±)

(83)
 UNITED DOMINION REALTY, L.P.
 DEED BOOK 1350, PAGE 525
 R.O.W.C., Tn.

BOUNDARY SURVEY
 OF
TAX MAP 79
PARCELS 80, 81
and 82
 SOUTH CAROTHERS ROAD
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 SCALE: 1" = 50' - DATE: AUGUST 03, 2010

