BOOK 9387 PAGE 342

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 JUN 24 AM 9:07
DAVIDSON COUNTY, TN.

64340
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:

GERMANTOWN HILL SERVICE
CENTER, INC.
P.O. Box 518
Joelton, Tn 37080

MAP/PARCEL NUMBER:

MAP 39, PARCEL 94

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

AFFIANT
Subscribed and sworn to me, this the 14TH day of JUNE, 1994.

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CARL TINSLEY AND MILLER TINSLEY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said GERMANTOWN HILL SERVICE CENTER, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5420 CLARKSVILLE HIGHWAY, Whites Creek, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, ITS successors, heirs and assigns forever, WE covenant

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, ITS successors, heirs and assigns, against the lawful claims of all persons.

HAZEL L. TINSLEY, WIFE OF CARL TINSLEY, AND DOROTHY E. TINSLEY, WIFE OF MILLER TINSLEY, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS our hands this 14TH day of JUNE, 1994.

Carl Tinsley
CARL TINSLEY

Miller Tinsley
MILLER TINSLEY

Hazel L. Tinsley
HAZEL L. TINSLEY

Dorothy E. Tinsley
DOROTHY E. TINSLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL TINSLEY AND WIFE, HAZEL L. TINSLEY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILLER TINSLEY AND WIFE, DOROTHY E. TINSLEY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT NO. ONE: A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey (unrecorded) made by George W. Watkins, Surveyor, June 29, 1959, as follows:

Beginning at an iron pin on the South side of State Highway No. 112, now known as Clarksville Pike or Highway, same being John Carney's SW corner and being the SE corner of the tract of land herein conveyed; thence with Carney's westerly line crossing Highway No. 112, North 13 degrees E 905 feet to a stump in Wineberg's southerly line; thence with said line North 76 degrees W 165 feet to a post; thence North 8 degrees W, along a fence, 334 feet to a post and corner; thence North 8 degrees E 142 feet to a post in Frank Dickerson's southerly line; thence with Dickerson's southerly line North 69 degrees W 580 feet to a fence corner, Sarah Dickerson's SE corner; thence with her southerly line North 81 degrees W 469 feet to a post, Felix Dickerson's corner; thence with said Dickerson's line South 35 degrees W 264 feet to a post; thence South 64 degrees W 300 feet to an iron pin and post, Sidney Carney's easterly line; thence with said line and Carl Carney's easterly line South 2 degrees W 345 feet to the center of Highway No. 112; thence with the center of said Highway South 54 degrees 40 minutes E 661.3 feet to a point in the Carney heirs' line; thence along the Carney heirs' line as follows: North 83 degrees E 125 feet to an iron pin; thence South 29 degrees 455 minutes E 95 feet to a point in the center of an old asphalt road; thence along the center of said road South 63 degrees E 264 feet to an iron pin; thence South 45 degrees E 99 feet to an iron pin; thence South 32 degrees E 132 feet to a point in the center of Highway No. 112; thence continuing across the Highway South 42 degrees E 132 feet to an iron pin; thence South 60 degrees E 264 feet to the point of beginning, containing 35.48 acres, more or less.

TRACT NO. TWO: A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described according to a copy of a survey by Stephen A. Draper, Surveyor, May 8, 1954, as follows:

Beginning at a point in the center line of Highway No. 112, at a point opposite the northeast corner of the property conveyed to Jesse H. Bess by deed of record in Book 1783, page 417, Register's Office for said County, and by Deed of correction of record in Book 2201, page 151, said Register's Office; thence with the center line of said Highway, south 54 degrees 25 minutes East 321.3 feet to a point; thence West 46.5 feet to a point; thence leaving said Highway, South 23 degrees 45 minutes East 406 feet to an iron pin in Ezell Dickerson's line; thence with his line, and with Rice and Howell's line, North 54 degrees 25 minutes West 524.7 feet to a point, the southeast corner of the Bess property above referred to; thence with Bess' line, northeasterly 200 feet to the margin of said Highway, and continuing with the same direction 35 feet to the center of said Highway, the point of beginning, containing 2.11 acres, more or less.

Being the same two tracts of land conveyed to Carl Tinsley and Miller Tinsley by Installment Deed from E.G. Vester and wife, Lucy Vester, of record in Book 2956, page 53, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE ARE THE FOLLOWING THREE (3) TRACTS OF LAND:

TRACT ONE: LAND in Davidson County, Tennessee and BEGINNING at an iron pin in the northerly margin of Clarksville Highway, same being the Southwest corner of the V.F.W. property and the Southeast corner of the herein described property; running thence with the northerly margin of Clarksville Highway North 55 deg. 15 min. West 199.86 feet to an iron pin, same being the new southeast corner of the Tinsley property; thence leaving Clarksville Highway running North 35 deg. 58 min. 20 sec. East 386.60 feet to an iron pin; thence South 67 deg. 01 min. 30 sec. East 195.70 feet to an iron pin; thence with the V.F.W. property South 34 deg. 45 min. West 426.46 feet to the point of beginning, containing 1.82 acres, more or less, according to the unrecorded survey of Earl R. Mayo dated 3-7-86, a copy of which is attached thereto.

Being the same property conveyed to James G. McNeese and wife, Brenda McNeese, by Warranty Deed from Carl H. Tinsley and wife, Hazel L. Tinsley, and Miller C. Tinsley and wife, Dorothy Tinsley, of record in Book 6836, page 473, Register's Office for Davidson County, Tennessee.

TRACT TWO: Being a parcel of land in the 14th Civil District of Davidson County, Tennessee, lying off of the Southwest side of Highway 112,

known as the Nashville and Clarksville Highway, at top of Dry Fork Hill, containing .15 acres and further described as follows: BOOK 9387 PAGE 345

This description is reference from a point in the center of Highway 112 opposite or even with the Southeast corner of Jess H. Bess' 60x200 ft. lot on West side of Highway. Running the center line of Highway Southeast 321.3 ft. from the North boundary line of Leslie W. Carter property, all of which is shown on a survey by C.J. Carney on 2-24-60. From said point so established in center of said Highway West 59.5 ft. to an iron pin in the Westerly margin of said Highway; thence West 18 ft. to an iron pin; thence South 23.45 East 250 ft. to an iron pin; thence North 43 deg. East, 30 ft. to an iron pin; thence North 23.45 deg. West, 225 ft. to a point in said highway and within the extended line West 46.5 ft. from the starting point of this description in the center of said highway; thence from said point West 13 ft, to the point of beginning which is the Western margin of said Highway.

Being the same property conveyed to W. Douglas Carney and wife, Betty Joe (Pucket) Carney, by Deed from Carl Tinsley and wife, Hazel Louise (Gupton) Tinsley, and Miller Tinsley and wife, Dorothy Ester (Fuller) Tinsley, of record in Book 3074, page 93, Register's Office for Davidson County, Tennessee.

TRACT THREE: Beginning at a point in the northerly margin of the Clarksville Highway, being U.S. Highway 41-A and State Highway 112, said point being the southeastern corner of the Carney property; thence running South 54 deg. 40' East along the northerly margin of said Highway 129 feet to an iron pin; thence running North 36 deg. 15' East 250 feet to an iron pin; thence running North 61 deg. 45' West 275 feet to an iron pin on the CArney property line; thence running South 2 deg. 00' West 250 feet to the point of beginning, and containing 1.19 acres, more or less.

Being the same property conveyed to E.B. Smith and wife, Thelma Marie Smith, by Warranty Deed from Carl Tinsley and wife, Hazel Louise Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4316, page 740, Register's Office for Davidson County, Tennessee.

TRACT FOUR: Being in the fourteenth Civil District, described as follows:

Beginning at an iron pin in the Northern corner of the property herein conveyed, fence running South 55 deg. 15 minutes E. 400 feet to an iron pin; thence turning South 34 deg. 45 minutes W. for a distance of 435.6 feet to a point in the Clarksville Hwy (US 41-a), thence turning N. 55 deg. 15 minutes W. for a distance of 400 feet to a point in the said Clarksville Hwy; thence turning 34 deg. 45 minutes E. for a distance of 435.6 feet back to the point of beginning containing 4 acres, more or less, as shown by survey of Ralph Lamberet on June 26, 1974.

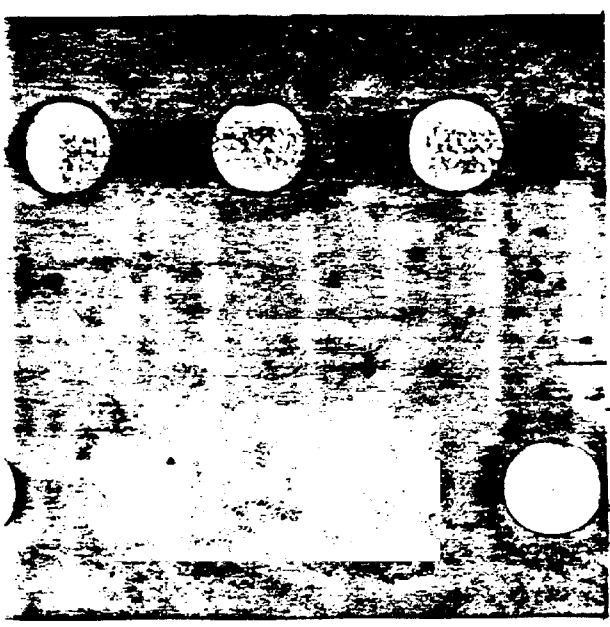
There is included in the above description a right of way easement along the side running on the said Clarksville Hwy.

Being the same property conveyed to VFW Post #5827 by Warranty Deed from Carl Tinsley and wife, Louise Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4832, page 93, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.
2. Unrecorded easements for roads and utilities, if any.
3. Easement for telephone cable or line as stated in Book 2956, page 54, said Register's Office.
4. Easement for sanitary sewers and/or storm drainage of record in Book 7474, page 653, said Register's Office
5. Restrictive covenants as contained in instrument of record in Book 4316, page 740, said Register's Office

9666 06/24 0101 03CHECK 342.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

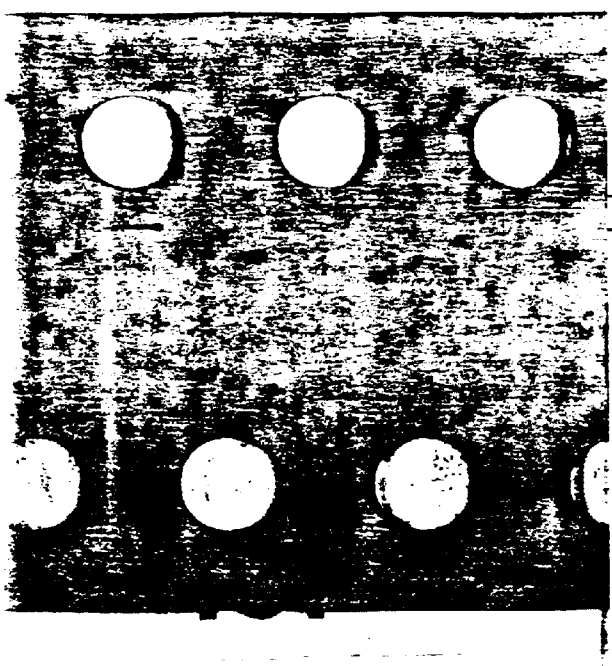
RECEIVED OF _____

FOR _____

BOOK 9387 PAGE 346

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 16.00
TOTAL 342.60
CHECK 342.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/24/94 01 09:08 0001 9666

64340
IDENTIF. ← REFERENCE

94 JUN 24 AM 9:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806370