BOOK 10977 PG 543

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

Address New Owner(s) as follows: **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON AND NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. THOMASSON, SR., deceased,** P. O. Box 120976, Nashville, Tennessee 37212-0976

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 86-1-79, Field Book No. 4D-32402.

For and in consideration of the sum of **TWO HUNDRED FIFTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY FIVE ($258,775.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **WILLIAM E. LISENBY, WILLIAM H. SHAW, JR. and LARRY J. BAUGH**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON AND NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. THOMASSON, SR., deceased**, their successors and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property located at and known as 111 Bonnabrook Drive, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON AND NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. THOMASSON, SR., deceased**, their successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against

the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

Title to the herein described real property is vested in **WILLIAM E. LISENBY, WILLIAM H. SHAW, JR. and LARRY J. BAUGH. MARILYN LISENBY**, wife of **WILLIAM E. LISENBY, NANCY PETERSON SHAW**, wife, of **WILLIAM H. SHAW, JR.**, and **LINDA BAUGH**, wife of **LARRY J. BAUGH**, for the consideration stated herein, join herein for the purpose of granting, bargaining, selling, conveying and confirming, and each does hereby grant, bargain, sell, convey, transfer and confirm unto the said Grantee, its successor and assigns, all her right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee, but does not join in the covenants and warranties of seisin and title and against encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12 day of JUNE 1998.

WILLIAM E. LISENBY

MARILYN LISENBY

WILLIAM H. SHAW, JR.

NANCY PETERSON SHAW

LARRY J. BAUGH

LINDA BAUGH

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STATE OF Ga.

COUNTY OF Bibb

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM E. LISENBY and wife, MARILYN LISENBY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MACON, Ga. _____, this 12 day of June 1998.

Debra G Holland Notary Public

My commission expires _____

DEBRA G. HOLLAND
Notary Public
STATE OF GEORGIA
My Comm. Exp. 3/13/99

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM H. SHAW, JR. and wife, NANCY PETERSON SHAW**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 11th day of June 1998.

James C. Kirby Notary Public

My commission expires _____

Notary Public, Fulton County, Georgia
My Commission Expires Sept. 26, 1998

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LARRY J. BAUGH and wife, LINDA BAUGH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 11th day of June 1998.

James C. Kirby Notary Public

My commission expires _____

Notary Public, Fulton County, Georgia
My Commission Expires Sept. 26, 1998

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $258,775.00.

Reginald G. Thomasson Affiant

Subscribed and sworn to before me this 15th day of June 1998.

Notary Public

My commission expires 24 March 2001

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

BOOK 10977 PG 547

Map and Parcel No. **86-1-79**
Field Book No. **4D-32402**

Land in Davidson County, Tennessee, and being Lot No. 2 of the Re-subdivision of Lot No. 2 of the Plan of Hermitage Professional Mall, according to a survey of Michael V. Holmes, Surveyor, dated 11/22/78, and shown of record in Plat Book 5210, page 143, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to **WILLIAM E. LISENBY (90%), WILLIAM H. SHAW, JR. and LARRY J. BAUGH (5% EACH)**, by deed from **DON M. MARTIN and CHARLES H. WAMPOLD, JR.**, dated 01 July 1982, recorded 30 July 1982, and shown of record in Book **5917**, page **173**, Register's Office for **Davidson** County, Tennessee.

Together with two (2) separate Easements for ingress and egress and rights of way from Bonnabrook Drive, across Lot No. 1, to and from Lot No. 2, both on the Resubdivision of Lot No. 2 of the Plan of Hermitage Professional Mall, as shown of record in Plat Book 5210, page 143, said Register's Office, to which reference is hereby made for more complete and accurate descriptions.

Being the same Easements vested in the previous owners by an Easement and Grant of Right of Way as shown of record in Book 5442, page 628, Register's Office for Davidson County, Tennessee.

Being the same Easements conveyed to WILLIAM E. LISENBY (90%), WILLIAM H. SHAW, JR. and LARRY J. BAUGH (5% EACH), by deed from DON M. MARTIN and CHARLES H. WAMPOLD, JR., dated 01 July 1982, recorded 30 July 1982, and shown of record in Book **5917**, page **173**, Register's Office for **Davidson** County, Tennessee.

Together with that certain "Ingress Egress Esmt." identified on the "Reserved Parcel" of the Resubdivision of Lot No. 2 of Hermitage Professional Mall as shown of record in Plat Book 5210, page 143, Register's Office for Davidson County, Tennessee, and being the same Easement conveyed to WILLIAM E. LISENBY, WILLIAM H. SHAW, JR. and LARRY J. BAUGH by Deed Granting Easement from Charles A. Burdeshaw, and shown of record in Book 10977, page 539, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This is **improved** property located at and known as **111 Bonnabrook Drive, Hermitage, Davidson County, Tennessee 37076.**

1163 06/15 0101 03CHECK 978.47

98 JUN 15 PM 3:09

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

0450919

RL Ex VIII In-dem.LWD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10977 PG 548

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 258775.00
CON TX 957.47
PRFEE 1.00
WDEED 20.00
TOTAL 978.47
CHECK 978.47

06/15/98 01 15:08 0001 1163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450919
IDENTIF. ↑ REFERENCE

98 JUN 15 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307027