Bag 2

#2070006.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

Instr:200002070012240 Page: 1 OF 2
REC'D FOR REC 02/07/2000 10:19:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2978.50

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles E. Roberts Sr. 598 Cornersville Rd Lewisburg, Tn 37091	Same	Map 147-16, Parcel 202

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, W. L. BAINBRIDGE, III, a resident of Davidson County, Tennessee ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto CHARLES E. ROBERTS, SR. AND WIFE, MARY ANN ROBERTS ("GRANTEE") their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in the First Civil District of Davidson County, Tennessee, according to a survey by William M. Anderson, dated July 30, 1984, being more particularly described as follows:

Beginning at a point in the westerly margin of Nolensville Road, said point being the southwest corner of the Humbolt Oil tract of record in Book 3097, page 92, said Register's Office; thence with the westerly margin of said road South 7 degrees 52 minutes 30 seconds East 204.18 feet to an iron pin; thence leaving said road South 88 degrees 36 minutes 11 seconds West 149.13 feet to a point said point being the Southwest corner of this tract and the Southeast corner of Tract 1 described in the aforementioned survey; thence with the easterly margin of Tract 1 North 7 degrees 52 minutes 30 seconds West 211.16 feet to a point in the southwest corner of said Humbolt Oil Tract; thence South 88 degrees 44 minutes 55 seconds East 150.08 feet to the point of beginning, containing 0.71 acres more or less.

Being the same property conveyed to W. L. Bainbridge, III, by Deed of record in Book 6390, page 879, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 5009 Nolensville Road, Nashville, Tennessee, which property is commercial in nature and not used as a residence by Grantor.

Said property is conveyed subject to the following matters:

1. 1999 Taxes.

2. Restrictions as contained in Book 1323, page 129, referred to in Book 1340, page 414, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession under unrecorded leases.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS my hand this 2nd day of February 2000.

W. L. BAINBRIDGE, III

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, W. L. BAINBRIDGE, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at [illegible] this 2nd day of February 2000.

JACQUE I. FREEZE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires March 29, 2003

Jacque I. Freeze
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $805,000.00.

Charles E. Rahubka
Affiant

Sworn to and subscribed before me this 2nd day of February, 2000.

JACQUE I. FREEZE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires March 29, 2003

Jacque I. Freeze
Notary Public

My Commission Expires 3/29/03