40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/01 09:53 4pgs
Fees:19.00 Taxes:4893.25

20010309-0022497

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES 7/26/03

(AFFIX SEAL)

NOTARY PUBLIC GIBSON AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Bostelman (NAME)	New Owner (NAME)	MAP 118-2
303 Haddon Court (ADDRESS)	(ADDRESS)	PARCEL 224 AND
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 286

My Commission Expires July 26, 2003

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, WE, Gary L. Semanchik and wife, Lucy Semanchik

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Bostelman and wife, Monica L. Bostelman

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2712 Westwood Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hand s this 7th day of March, 2001

Gary L. Semanchik

Lucy Semanchik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Semanchik and wife, Lucy Semanchik

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2001

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey made by Cherry Land Surveying, Inc., dated November 28, 2000, Job No. 00052BND, as follows:

Being a tract of land lying in the City of Berry Hill, Davidson County, Tennessee, also being Lots 1 and 2 of the Resubdivision of Lots 68, 73 and 74 Consolidation Westwood Subdivision, as of record in Plat Book 6050, page 492, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Westwood Drive, 50 feet in width, at a corner common with the property of The Alcohol and Drug Control of Middle Tennessee, Inc., as of record in Deed Book 9410, page 487, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Westwood Drive, with the southerly property line of The Alcohol and Drug Control of Middle Tennessee, Inc., North 74 deg 20 min 05 sec East, 359.58 feet to a pk nail set at the intersection of the southerly right-of-way line of an unnumbered alley, 10 feet in width, and the westerly right-of-way line of White Avenue, 50 feet in width;

Thence leaving the southerly right-of-way line of said unnumbered alley with the westerly right-of-way line of White Avenue, South 15 deg 27 min 59 sec East, 149.72 feet to a chiseled mark in concrete, at the intersection with the northerly right-of-way line of an unnumbered alley, 10 feet in width;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly right-of-way line of said unnumbered alley, South 74 deg 28 min 41 sec West, 359.74 feet to an existing iron pipe, at a corner common with the property of Ron Chancey Productions, Inc., as of record in Deed Book 8809, page 876, at the Register's Office for Davidson County, Tennessee, in the easterly right-of-way line of Westwood Drive;

Thence with the easterly right-of-way line of Westwood Drive, North 15 deg 24 min 26 sec west, 148.82 feet to the point of beginning, containing 53,687 square feet or 1.233 acres more or less.

Being the same property conveyed to Gary L. Semanchik and wife, Lucy Semanchik by deed from Jorge E. Moran and spouse, Judy E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 9927, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, including those that are of record.

INCLUDED in the above legal description is an easement (described below) retained by Grantor for purposes of ingress and egress from White Avenue to property known as Map 118-2, Parcel 228, Davidson County, Tennessee, said property being served by said easement is described as follows:

Land in Davidson County, Tennessee, being Lot no. 3 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the westerly margin of Interstate Highway 65, and the northerly margin of Biloxi Avenue; thence, with the margin of said Biloxi Avenue, S. 53 deg. 42 min. 27 sec. W. 177.92 feet to an iron pin set in the margin of said Avenue, and in the easterly margin of a 15 foot alley; thence, with the margin of said alley, N. 15 deg. 00 min. 54 sec. W. 164.00 feet to an iron pin set corner to said alley, and the southerly margin of a 10 foot alley; thence, with said alley, N. 74 deg. 28 min. 4 sec. E. 165.00 feet to an iron pin set in the westerly margin of said I-65; thence with said margin, S. 15 deg. 27 min. 59 sec. E. 100.90 feet to the beginning.

Being the same property conveyed to Gary L. Semanchik and spouse, Lucy A. Semanchik, by deed from Jorge E. Moran and spouse, Judith E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 11650, page 386, Register's Office for Davidson County, Tennessee.

CONTINUED

LEGAL DESCRIPTION CONTINUATION

EASEMENT DESCRIPTION: Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a proposed access easement, and being more particularly described according to a survey made by Cherry Land Surveying, Inc., dated November 28, 2000, Job No. 00052BND, as follows:

Beginning at a chiseled mark in concrete at the intersection of the northerly right-of-way line of an alley, 10 feet in width, and the westerly right-of-way line of White Avenue, 50 feet in width;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly right-of-way line of said alley, South 74 deg 28 min 41 sec West, 98.00 feet to a point;

Thence leaving the northerly right-of-way line of said alley, with a line through Lot 2 of the Resubdivision of Lots 68, 73 and 74 Consolidation, Westwood Subdivision, also being the property of Gary L. and Lucy Semanchik, as of record in Deed Book 9927, page 47, at the Register's Office for Davidson County, Tennessee for the following three calls:

North 07 deg 23 min 25 sec West 14.00 feet to a point;

North 74 deg 28 min 41 sec East, 68.00 feet to a point;

North 04 deg 28 min 01 sec East, 83.00 feet to a point in the westerly right-of-way line of said White Avenue;

Thence with the westerly right-of-way line of White Avenue, South 15 deg 27 min 59 sec East, 90.00 feet to the point of beginning, containing 2,269 square feet or 0.052 acres more or less.