40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/01 15:47 3pgs
Fees:18.00 Taxes:281.20

20011019-0114545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Ragan Hall III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18 DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 7/24/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

My Commission Expires July 24, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ragan Hall, III	New Owner	MAP 34-10
(NAME)	(NAME)	
780 N. Leath Road		PARCEL 110
(ADDRESS)	(ADDRESS)	
Portland, TN 37148		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Trust A, B and C, as designated under the will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush as * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ragan Hall, III and Henry R. Hall, as tenants in common

JTEC

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

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Trustee, with full power to sell, transfer convey or mortgage without the joinder of any beneficiary

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 my hand this 18th day of October, 2001

Melissie Earlene Conrad Bush Trustee
Melissie Earlene Conrad Bush, Trustee

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 Trust A, B and C, as designated under the will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush as Trustee, with full power to sell, transfer convey or mortgage* the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 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

*without the joinder of any beneficiary

EXHIBIT "A"

Land in the Eleventh Councilmanic District of Davidson County, Tennessee and being described according to a survey by J, Bruce Rainey, Surveyor # 823 dated October 08, 2001 and known as Job No. 010242 as follows:

Beginning at a point in the center of Dry Creek on the easterly margin of Myatt Drive, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of Lot No. 1 of Northgate Business Park of record in Book 6900, page 889 R.O.D.C.Tn.; thence leaving the center of the said Creek and with the easterly margin of Myatt Drive (90' East of the centerline) N09°07'08"W passing a witness iron pin on the bank of the said Creek at 43.06' in all 440.06' to an iron pin set; thence with a turnout curve to the right having a radius of 25.00' and a long chord of 35.09' said chord having a bearing of N35°42'22"E a distance along the curve of 38.89' to an iron pin set on the southerly margin of the Edenwold Road Ramp (50' south of the centerline); thence with the South margin of the said Ramp N80°16'35"E 50.60' to an iron pin; thence with a curve to the left having a radius of 408.10' and a long chord of 50.97' said chord having a bearing of N76°57'10"E a distance along the curve of 51.01' to an iron pin; thence leaving the said Road and with the line of the Hoover Company property of record in Book 4326, page 737 R.O.D.C.,Tn. S20°10'00"E passing a witness iron pin at 434.00' in all 486.35' to a point in the center of Dry Creek thence with the center of the said Creek and with the line of Northgate Business Park S58°00'52"W 54.10' to a point; thence N89°17'08"W 172.06' to the point of beginning, containing 1.92 acres more or less.

Being the same property conveyed to James T. Conrad by Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5323, page 876, said Register's Office. The said James T. Conrad has since died, and Melissie Earlene Conrad Bush, acting as Executrix, conveyed the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 776, said Register's Office.