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Davidson County DEEDWARR
Recvd: 01/02/02 10:50 3pgs
Fees:18.00 Taxes:1665.00

20020102-0000239

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

James E. Dudley
Affiant

Subscribed and sworn to before me, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
T-D Enterprises, Inc. 131 Indian Lake Road Hendersonville, TN 37075	SAME	114-00-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE D. GOWER AND A & H VENTURES, a Tennessee general partnership, composed of Jacky Allen and H. Thomas Holland, III as partners**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **T-D ENTERPRISES, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 4 on a survey of a part of H. C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Charlotte Pike, 418.5 feet westerly from the intersection of the center line of said Charlotte Pike and the center line of Old Hickory Boulevard; thence with the center line of said Charlotte Pike, South 46 deg. 30 min. West 268.2 feet to the northeast corner of a 3.96 acre tract conveyed to J. T. McFarlin and wife Susie McFarlin, by deed from H. C. Carter and wife, of record in Book 1488, page 153, Register's Office for said County; thence with the eastern boundary line of said tract of land, South 8 deg. 15 min. East 251.2 feet to an iron pin; thence North 59 deg. 03 min. East 269 feet to an iron pin in the westerly margin of a 30 foot reserved strip; thence with the westerly margin of said reserved strip, North 13 deg. 34 min. West 304.6 feet to the beginning.

INCLUDED in the above property, but specifically **EXCLUDED** from this conveyance is that property conveyed to the State of Tennessee, of record in Book 7847, page 354, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of State Route 24 (Charlotte Pike) and the west boundary of the Laura Ellen Parks property; thence with said west boundary South 09 deg. 35 min. 03 sec. East 40.38 feet; thence South 50 deg. 29 min. 57 sec. West 85.53 feet; thence North 39 deg. 30 min. 03 sec. West 35.00 feet to a point in the existing south margin of S.R. 24; thence with said margin northeastwardly 106 feet more or less to the point of beginning, containing 2962 square feet.

Being the same property conveyed to Joe D. Gower by deed from Gerald Hemmer and Ann B. Hemmer, both unmarried, of record as Instrument No. 20010904-0095369, Register's Office for Davidson County, Tennessee. The said Joe D. Gower having conveyed by quit claim deed to A & H Ventures, a Tennessee general partnership, a two-third undivided interest in said property of record as Instrument No. 20020102-0000238, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Dedication of public utilities easement granted to Harpeth Valley Utilities District, of record in Book 7142, page 466, Register's Office for Davidson County, Tennessee.

2. Title to that portion of the premises embraced within the bounds of any road, streets or highways.

3. Subject to unrecorded lease dated October 17, 2001 by and between A & H Partners and The Tennessean.

4. The said A & H Partners and A & H Ventures are one and the same entity.

This is unimproved property known as 7427 Charlotte Pike, Nashville, TN 37029.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of December, 2001.

Joe D. Gower

A & H VENTURES, a Tennessee general partnership

By: J. Thomas Holland, III, Partner

By: Jacky Allen, Partner

174033.1

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE D. GOWER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. THOMAS HOLLAND, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACKY ALLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10/25/03