586

Davidson County DEEDWARR
Recvd: 07/10/02 15:31 2pgs
Fees:13.00 Taxes:1942.50
20020710-0083187

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John Yu 3767 A Nolensville Pike Nashville, Tennessee 37343	Same as New Owner	Map 133-10 Parcel 25.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND and NO/100 ($525,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RESTRUCTURE PARTNERS, LLC, a Florida limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JOHN YU**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning in the westerly margin of Nolensville Road (as now widened) at the intersection of the north R.O.W. of the L & N Railroad; thence with the northerly R.O.W. of L & N Railroad, North 87 deg. 54 min. West a distance of 189 feet to an iron pin encased in concrete; thence continues with said railroad R.O.W., North 86 deg. 45 min. West a distance of 58.5 feet to an iron pin encased in concrete, the southwesterly corner of the herein described property; thence leaving said R.O.W., North 6 deg. 47 min. East a distance of 250.0 feet to an iron pin encased in concrete; thence North 69 deg. 04 min. East a distance of 59.4 feet to an iron pin encased in concrete located in the west margin of Nolensville Road (as now widened); thence with the west margin of Nolensville Road around a curve to the left having a radius of 2310.0 feet, a distance of 323.9 feet to the point of beginning and containing 38,634.50 square feet, or 0.887 acres.

Being the same property conveyed to Restructure Partners, L.L.C., by Warranty Deed from Murphy Oil USA, Inc., a corporation organized and existing under and by virtue of the laws of the State of Delaware, of record in Book 11623, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to terms and conditions of Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage, of record in Book 3799, page 642, of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3767 A Nolensville Pike, Nashville, Tennessee 37343.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except for

lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee its proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, as of the 19th day of June, 2002.

RESTRUCTURE PARTNERS, LLC

By: Restructure Petroleum Marketing Services, Inc.,
its managing member

By: _____
John J. Ceccarelli, President

STATE OF Florida)
COUNTY OF Hillsborough)

Before me, a Notary Public of the County and State aforesaid, personally appeared John J. Ceccarelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Restructure Petroleum Marketing Services, Inc., a corporation, and the managing member of Restructure Partners, LLC, a Florida limited liability company, the within named bargainor, and that he, as the President of such managing member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the President of the managing member.

Witness my hand, at office, this the 18th day of June, 2002.

Jean M. Newman
NOTARY PUBLIC

My Commission Expires: July 26, 2003

Jean M. Newman
Commission # CC 858047
Expires July 26, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 1/31/04

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.