Davidson County DEEDWARR
Recvd: 07/26/02 09:56 3pgs
Fees:18.00 Taxes:740.00
20020726-0089781

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Barbara Bennett
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of July, 2002.

Tammy M. Mallard
Notary Public

My Commission Expires: 9-12-04

NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Overholt Holdings, a Tennessee General Partnership
4331 Saundersville Road
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 65-0, parcel 20

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen L. Keeler, Sr. and wife, Jodi H. Keeler** hereinafter referred to as Grantors, hereby transfers and conveys to **Overholt Holdings, a Tennessee General Partnership** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being in the Old 4th Civil District, fronting Saundersville Road, and lying between the Baptist Church property and George A. Patton Investment Co. property near entrance to Green Acres of Hermitage Subdivision, as more particularly described in the resubdivision plat of record in Book 5800, page 31, Register's Office for Davidson County, Tennessee, on February 22, 1982, as described as follows:

Beginning at a point in the westerly margin of Saundersville Road, said point being the southeastern corner of modified Lot No. 114 now owned by the George A. Patton Investment Co.; thence with the boundary of the George A. Patton Investment Co. lot and in a northeasterly direction 150 feet more or less to a marker in the easterly boundary line of the Baptist Church property; thence with the easterly boundary line of the same S 7 degrees 59 minutes 21 seconds W 166.42 feet to a concrete marker, being the Baptist Church's most southeasterly corner and Saundersville Road; thence with Saundersville Road right of way, N 28 degrees 33 minutes 2 seconds East 38.1 feet to a marker, thence on a radius of 425.14 feet of Saundersville Raod 118.1 feet

more or less, in the point of beginning. Also known as Lot 1-A on the Plan of the Division of the Michael A. Borchert Land of record in Plat Book 5800, page 31, Register's Office.

Being the same property conveyed to Stephen L. Keeler, Sr. and wife, Jodi H. Keeler by warranty deed from Carriage House Realty & Auction Company, of record in Book 11305, page 702, said Register's Office .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5800, Page 31, Register's Office for Davidson County, Tennessee.

Subject to terms, conditions and easement contained in agreement between Michael A. Borchert, George A. Patton Investment Co., and Bread Box Food Stores of record in Book 5976, Page 257, Register's Office for Davidson County, Tennessee.

Lease agreement between M.A. Borchert and J. Dan Coggin and Marguerite Coggin dba Coggin Hardware, Inc., of record in Book 5876, page 261, said Register's Office.

Joint use easement for the installation and maintenance of a sanitary sewer line of record in Book 5976, page 228, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4331 Saundersville Road, Old Hickory, Tennessee 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of July, 2002.

Stephen L. Keeler, Sr.

Jodi H. Keeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Keeler, Sr. and wife, Jodi H. Keeler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.