THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Brenda & Morris Shankle, Charles E. Lind and Carolyn W. Lind
3333 Stoners Bend Drive
Hermitage, TN 37076

MAP PARCEL NUMBERS
MAP/PARCEL 86-15

Davidson County DEEDWARR
Recvd: 02/18/03 10:19 2pgs
Fees:13.00 Taxes:795.50
20030218-0020766

WARRANTY DEED

THIS INDENTURE, made and entered into this 7 day of February, 2003, by and between **Joseph A. Rozell III**, party of the first part, and **MORRIS SHANKLE and BRENDA C. SHANKLE, husband and wife, CHARLES E. LIND and CAROLYN W. LIND, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$215,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in HERMITAGE County of Davidson, State of Tennessee:

Being Tract 2A, as shown on plat entitled "Resubdivision of Lot 2 Stoners Bend Business Park" dated June 2, 2001, and revised September 5, 2001, J. Franklin and Associates PLLC, Land Surveyors of record in Instrument No. 2001-1003-0107136, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Joseph A. Rozell,III, by Partition Deed from Cornwell and Rozell, a Tennessee general partnership consisting of Joseph A. Rozell, III, partner and Eldon Dean Cornwell, partner. The said Eldon Dean Cornwell has since died and his interest was transferred and assigned to Robby D. Cornwell and Bobby D. Cornwell. Robby D. Cornwell and Bobby D. Corwell executed the referenced Partition Deed conveying the herein property to Rozell on behalf of Eldon Dean Cornwell's interest, executed on 1/20/03 and filed for record on 1/27/03 in Instrument No. 20030127-0010659, Register's Office for Davidson County, Tennessee.

The above described property is commercial and not the principal residence of the Grantor.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joseph A Rozell III
Joseph A. Rozell III

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph A. Rozell III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 7 day of February, **2003**.

My commission expires 7-30-05

Alan D. Roberts
Notary Public

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$215,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda C. Shankle
Affiant

Subscribed and sworn to before me this 7 day of February, **2003**

Alan D. Roberts

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON

PROPERTY ADDRESS:
3333 STONERS BEND DRIVE
HERMITAGE, TN 37076

New Owner:

Morris Shankle and wife, Brenda C. Shankle
Charles E. Lind and wife, Carolyn W. Lind