Davidson County DEEDWARR
Recvd: 04/07/03 10:32 2pgs
Fees:13.00 Taxes:2590.00

20030407-0045446

WARRANTY DEED

NOLLNER-03MT0018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF April, 2003.

7/23/06

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Return To: Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

THIS INSTRUMENT WAS PREPARED BY:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Amqui Station, LLC	Premier Bank	43-1-8 AND 43-01-7
(NAME)	(NAME)	
101 and 105 E. Campbell St.	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONALD E. NOLLNER AND WIFE BEVERLY NOLLNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AMQUI STATION, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Property 1:

Being Lot No. 2 on the plan of the Re-Subdivision of Lot 31 and a portion of Lot 30, Bransford Realty Company Amqui Subdivision, of record in Plat Book 7900, page 964, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly Nollner by Deed from Southern Belle Dairy Co., Inc., a Kentucky Corporation, of record in instrument number 20011226-0142064 in Davidson County, Tennessee. This being the legal description for 101 E. Campbell Road, Madison, TN 37115

Property 2:

Being Lot No. 1 on the Plan of the Re-Subdivision of Lot 31 and a portion of Lot 30, "Bransford Realty Co. Amqui Subdivision, as of record in Plat Book 7900, page 964, Register's Office for said County, and described as follows:

Beginning at a point on the southerly right of way of Campbell Road, said point being the northwesterly corner of subject tract and the northeasterly corner of Sandra Smith property; thence with said right of way, South 87 deg. 14 min., 14 sec. East 90 feet to a point; thence leaving said right of way South 2 deg. 36 min., 45 sec. West, 136.66 feet to a point; thence North 87 deg. 14 min. 14 sec. West 90 feet to a point; thence North 2 deg. 36 min. 45 sec. East, 136.66 feet to the point of beginning, and containing 12,299 square feet, more or less.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly Nollner by Installment Deed from Virgil Ray, Trustee, of record in insturment number 20020401-0039393 at the Register's Office in Davidson County, Tennessee. This being the legal discription for 105 E. Campbell Road, Madison, TN 37115

unimproved ( )
This is improved (X) property, known as 101 and 105 E. Campbell St., Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 1st day of April, 2003.

Ronald E. Nollner

Beverly Nollner

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 Ronald E. Nollner and wife Beverly Nollner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of April, 2003.

My Commission Expires:

7/23/06

GEORGE R. WOODS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public