WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 04/21/03 12:23 2pgs
Fees:13.00 Taxes:9620.00

20030421-0051816

G-9878-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of April, 2003

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES 11-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanner Investment Company LLC (NAME)	Same as New Owner (NAME)	MAP 163
2076 Union Avenue, Ste.212 (ADDRESS)	(ADDRESS)	PARCEL 206
Memphis, TN 38104 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU 36325

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary Force and wife, Sandra J. Force

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanner Investment Company LLC

HEREINAFTER CALLED THE 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 Lot 4, Cloverleaf Estates, Section 4, of record in Book 4460, Page 187, amended in Book 4780, page 866, Register's Office of Davidson County, Tennessee, and more particularly described a follows:

Beginning at a concrete monument in the south right-of-way of a frontage road (97' right-of-way width), said point being easterly along said right-of-way a distance of 134.33' from the radius turnout in the southeast intersection of said frontage road and Cane Ridge Road Relocated. Said monument also being in the northwest corner of the herein-described tract and being in the northeast corner of Cloverleaf Estates, Section 2, of record in Book 3700, Page 149, Register's Office of Davidson County, Tennessee and proceeding: with the south right-of-way of the frontage road, South 88° 42' east a distance of 325.0' to an iron pin in concrete, said line passing through a right-of-way monument at a distance of 162.33'; thence, leaving said monument at a distance of 162.33'; thence, leaving said right-of-way, South 00° 13' East a distance of 450.0' to an iron pin in concrete; thence, North 88° 42' West a distance of 325.0' to an iron pin; thence, North 00° 13' West a distance of 450.0' to the point of beginning and containing 3.356 acres, more or less, or 146,250 square feet as per the updated survey by Turner Engineering Company dated December 30, 1977.

Being the same property conveyed to Gary Force and wife, Sandra J. Force, by deed from Trail Dust of Nashville, Ltd., a Texas Limited Partnership, of record in Book 6691, page 534, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5406 Target Drive, Antioch, TN 37013
(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 our hand s this 10th day of April, 2003

Gary Force

Sandra J. Force

DCTN01WC

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ WARREN
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Force and wife, Sandra J. Force

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evide[illegible] that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Bowling Green, KY., ~~Tennessee~~, this 10th day of April –

Commission expires 4/2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public