Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,750.00

C. Gregory Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2003

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Pence (NAME)	same (NAME)	MAP 175
727 Battle Road (ADDRESS)	(ADDRESS)	PARCEL 208
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Star Investments, a general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Pence and wife, Patsy A. Pence, a 1/2 undivided interest and Robert S. Reininger and wife, Tonya P. Reininger, a 1/2 undivided interest 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:

Being Lot No. 1A on the resubdivision of Lot 1 of the Star Subdivision of record in Plat Instrument No. 20030812-0115394, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Star Investments, a general partnership by deed from Priest Lake Investments, a general partnership of record in Instrument No. 20000307-0022987, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including a 20 foot drainage easement generally along the northerly property line and a sewer easement of record in Instrument No. 20030407-0045291 and to all matters shown on the plan of record in Plat Instrument No. 20030812-0115394, Register's Office for Davidson County, Tennessee.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 08/20/03 15:27 2pgs
Fees:13.00 Taxes:1042.48
20030820-0120966

unimproved (X)
This is improved ( ) property, known as _____
(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 15th day of August, 2003

Star Investments, a general partnership
By: Doyle R. Monday
Doyle R. Monday, General Partner

By: C. Gregory Smith, Jr.
C. Gregory Smith, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Doyle R. Monday and C. Gregory Smith, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the General Partner and General Partner respectively of the Star Investments the within named bargainor, and corporation, and that they as such General Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Doyle R. Monday as such General Partner, and attesting the same by the said C. Gregory Smith, Jr. as such General Partner.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 15th day of August, 2003 .

My commission expires 11/26/05 Laura A. Beasley

Notary Public