Davidson County DEEDWARR
Recvd: 08/22/03 08:55 2pgs
Fees:13.00 Taxes:299.70
20030822-0121992

Warranty Deed

THIS INDENTURE, made and entered into this 8th day of July 2003

by and between Robert F. Conners, unmarried

of the first part, and Marketing Works Profit Sharing Plan

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Bellevue County of Davidson State of TN

Being Lot No. 2 on the Plan of Harpeth Park, Section One, of record in Book 3600, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 is described as follows: Beginning at a point in the Easterly margin of Sawyer Brown Road, said point being the Northwest corner of Lot No. 1; thence North 2 degrees 30' East 112.0 feet to a concrete marker; thence 39.27 feet in a Northeasterly direction along a curve having a radius of 25.00 feet to a concrete marker, set in the Southerly margin of an unnamed dedicated street; thence Eastwardly with said margin 100.0 feet to a concrete marker; thence South 1 degrees 15' West 137.94 feet to a concrete marker; thence Westwardly along the common line between Lots 1 and 2, 127.72 feet to the point of beginning.

Being the same property conveyed to Robert F. Conners and wife, Barbara J. Conners, herein by Warranty Deed dated January 18, 1967 filed for record January 31, 1967 in Book 4098, Page 219, in the Register's Office of Davidson County, Tennessee. The said Barbara J. Conners died in the year 1988.

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/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 3600, Page 92, and Restrictive Covenants of record in Book 3844, Page 704, all being of record in said Register's Office.

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

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Robert F. Conners by
Robert F. Conners
Ted Conners Attorney in Fact

_____

_____

_____

_____

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State,

_____, the within named bargainor,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____

_____, the within named bargainor,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF
COUNTY OF

On this 8th day of July, 2003, before me personally appeared Peter Conners, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert F. Conners, and acknowledged that he executed the same as the free act and deed of said Robert F. Conners.

Witness my hand, at office, this 8th day of July, 2003.

_____
Notary Public

My Commission Expires 24th day of January, 2010

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20030702/JRH
Parcel Number: 128-14-0-2.00

(FOR RECORDING DATA ONLY)

Property address 8100 Sawyer Brown Rd.
Bellevue, TN
Mail tax bills to: (Person or Agency responsible for payment of taxes)

Marketing Works Profit Sharing Plan
1234 Madison Creek Road
Goodletsville, TN 37072

This instrument prepared by: Fearnley & Califf, PLLC

211 Donelson Pike, Ste. 14
Nashville, TN. 37214

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 $81,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 8th day of July, 2003.

_____
Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

Property Owner's Name and Address
Marketing Works Profit Sharing Plan
1234 Madison Creek Road
Goodletsville, TN 37072