WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 07:43 2pgs
Fees:13.00 Taxes:3885.00

20030829-0125455

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scotts Hollow, L.L.C.	Harold D. Feener	65-13-114
(NAME)	(NAME)	
1119 Sydney Terrace	1119 Sydney Terrace	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES V. DUNCAN AND LINEBERRY PROPERTIES, INC.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTTS HOLLOW,L.L.C.** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1 on the Plan of Section Two, Scotts Hollow, Phase One, as of record in Plat Book 8250, Page 241, Register' Office for said County, to which plan reference is made for a more complete description.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that tract of land conveyed to the State of Tennessee by deed of record in Book 9544, Page 170, Register's Office for said County, and being further described as follows:

BEGINNING at a point on the North proposed right of way line of State Project No. 19041-2258-04, said point located 52 feet left of survey centerline station 131+94.36; thence with said North proposed right of way line North 67° 27' 00" East a distance of 176.70 feet to a point of change, said point located 52 feet left of survey centerline station 133+71.06; thence continuing along said North proposed right of way line with a 5,781.58 foot radius curve right an arc distance of 8.18 feet to a point on the common property line between First Bank & Trust and the Grantors herein; thence with said common property line South 22° 18' 37" East a distance of 13 feet, more or less to a point on the North existing right of way line of State Route 24; thence with said North existing right of way line South 67° 42' 18" West a distance of 184.87 feet to a point on the common property line between the Trustees of Ragan, Smith, Murphy and Associates, Inc. and the Grantors herein; thence with said common property line North 22° 21' 14" West a distance of 13 feet, more or less to the POINT OF BEGINNING and containing 2,324 square feet and being a portion of the same property conveyed unto the Grantors as of record in Deed Book 7626, Page 495, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lineberry Properties, Inc. and Charles A. Duncan by deed from Robert A. Frist and wife, Carol K. Frist filed of record in Book 9884, Page 617, Register's Office of Davidson County, Tennessee.

Being the same property described in that survey dated May 22nd, 2003, prepared by Crawford land Surveyors 1929 21st Avenue South, Nashville, Tennessee.

Subject to a 10 foot water line easement in favor of First Suburban Water Utility District as shown of record in Book 10506, Page 591, Register's Office of Davidson County, Tennessee.

Subject to setback lines, owners certificate, easements and other encumbrances contained in the Plan of Section Two, Scotts Hollow, Phase One as shown on plat of record in Plat Book 8250, Page 241, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

* 4961 Lebanon Road, Old Hickory, TN 37138

(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 hands this 26th day of August, 2003.

Charles V. Duncan, Individually

By: Charles V. Duncan

D. Mark Lineberry, Vice-President Lineberry Properties, Inc.

Attest: D. Mark Lineberry

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~DAVIDSON

Before me, the undersigned Notary, personally appeared D. Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be vice president (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such vice president or officer of such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as vice president.

Dolley D. Rennie
Notary Public
My commission expires 5/28/06

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Charles V. Duncan, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of August, 2003.

Commission expires: 5/28/06

Dolley D. Rennie
Notary Public

*Additional Addresses:
4963, 4965, 4967, 4969, 4971,
4973, 4975, 4977, 4981, 4983
and 4985 Lebanon Road
Old Hickory, TN 38138