WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Simonsen (NAME)	John Simonsen (NAME)	MAP 10
3251 Ivy Point Road (ADDRESS)	3251 Ivy Point Road (ADDRESS)	PARCEL 21.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Larry L. Murphy and wife, Teresa L. Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Simonsen, an unmarried man

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 the 10th Councilmanic District of Davidson County, Tennessee, more accurately described as TRACT 2, according to a survey by Tommy E. Walker & Associates, dated 08-26-03, as follows:

BEGINNING at an iron pin in the westerly margin of Ivey Point Road, said pin being the most easterly northeast corner of the herein described tract, and a common corner to Music City Raceway, Inc., in (DB 8084, Pg 132 RODCT); thence with said margin and a curve to the left (I= 25 16' 46", R=312.67' & L= 87.95') to an existing iron pin; thence now leaving said margin N 40 deg. 00' 57" W 148.0 feet, to a set iron pin; thence S 59 deg. 55' 45" W, 97.46 feet to a set iron pin; thence N 26 deg. 43' 21" W, 136.34 feet to a set iron pin; thence N 83 deg. 12' 38" W, 699.36 feet to a set iron pin; thence N 37 deg. 39' 40" E, 252.72 feet to an existing iron pin; thence N 86 deg. 10' 14" E, 201.49 feet to an existing iron pin; thence S 86 deg. 32' 55" E, 400.00 feet to an existing iron pin; thence S 30 deg. 12' 42" E, 441.04 feet to the point of beginning, containing 5.038 acres, more or less.

BEING a part of the same property conveyed to Larry L. Murphy and wife, Teresa L. Murphy by deed from Macyl S. Jones, unmarried, dated 08/09/85 and recorded 08/21/85, of record in Book 6635, page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3251 Ivy Point Road, Goodlettsville, TN 37072
(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 20th day of October 2003

Larry L. Murphy
Larry L. Murphy

Teresa L. Murphy
Teresa L. Murphy

Davidson County DEEDWARR
Recvd: 11/04/03 12:24 2pgs
Fees:13.00 Taxes:451.40

20031104-0161752

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 Larry L. Murphy and wife, Teresa L. Murphy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of October, 2003.

Commission expires NOTARY PUBLIC AT LARGE

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

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