Davidson County DEEDWARR
Recvd: 12/10/03 09:19 2pgs
Fees:13.00 Taxes:1757.50
20031210-0176926

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $475,000.00 Affiant Subscribed and sworn to before me, this 25th day of November, 2003. Notary Public My Commission Expires: 10-22-2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Anchor Property Holdings, LLC 3716 Dickerson Pike Nashville, TN 37207	Same	050-00-0 088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ORION CHARTERS & TOURS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANCHOR PROPERTY HOLDINGS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. A & B on the Plan of John T. Benson Subdivision, as of record in Book 4350, page 60, Register's Office for Davidson County, Tennessee.

Said Lots Nos. A & B front together 300 feet on the Westerly side of Dickerson Road and extends back 500.26 feet on the northerly line and 513.36 feet on the southerly line to a dead line measuring 200 feet thereon.

Being the same property conveyed to Orion Charters & Tours, Inc., a Tennessee corporation, by deed from John B. Vilmerding, Trustee and Derrell K. Jones and wife, Chris V. Jones, of record in Book 10319, page 566, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4350, page 60, Register's Office for Davidson County, Tennessee.

2. Easement contained in deed of record in Book 5659, page 329, and as corrected by deed of record in Book 5724, page 538, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 916, said Register's Office.

4. Easement of record in Book 8287, page 245, said Register's Office.

This is improved property known as 3502 Dickerson Pk, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of November, 2003.

ORION CHARTERS & TOURS, INC.,
a Tennessee corporation

By: Avery A. Clenney
Avery A. Clenney, Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVERY A. CLENNEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Board, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of November, 2003.

Notary Public

My Commission Expires: 3/31/2007

