File Box 64
184

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 11:12 2pgs
Fees:13.00 Taxes:851.00

20040120-0007376

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

E. Brent Cornelius
Affiant

Subscribed and sworn to before me this 15th day of January, 2004

Notary Public
My Commission expires: 1-2-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
E. Brent Cornelius	Tennessee Commerce Bank	133-118
3653 Trousdale Drive	381 Mallory Station Road, Suite 207	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **United Coach Service, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **E. Brent Cornelius, a married man, and John McCarthy, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the Sixth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod situated in the westerly margin of Trousdale Drive in the 33rd Councilmanic District of Nashville and Davidson County, Tennessee said point being 1750 feet more or less south of the intersection of Allied Drive and being the northeast corner of the Oakes, Smith & Burgess Subdivision of record in Plat Book 4885, Page 132, R.O.D.C., Tennessee and being the southeast corner of the property herein described.

Thence, leaving said road, S 89 deg 34 min 00 sec W, a distance of 140.00 feet to an iron rod in the easterly line of Radnor Yards Railroad;

Thence, N 02 deg 12min 28 sec E, a distance of 298.41 feet to an iron rod;

Thence, with the southerly line of the property conveyed to Trousdale LLC or record in Book 9777, Page 827, R.O.D.C. Tennessee, S 88 deg 09 min 00 sec E, a distance of 135.01 feet to an iron rod in Trousdale Drive;

Thence, S 01 deg 51 min 00 sec W, a distance of 140.28 feet to an iron rod;

Thence, around a curve having a central angle of 02 deg 16min 26 sec, a radius of 3845.03 feet, a length of 152.59 feet and a chord which bears S 00 deg 43 min 00 sec W for a distance of 152.58 feet to the point of beginning and containing 40345.21 square feet or 0.92 acres of land more or less.

Being the same property conveyed to United Coach Service, Inc., by deed from Lindell K. Burgess, A.V. Oakes, and Jim B. Smith, on March 31, 1978, of record in Book 5268, page 344, Register's Office for Davidson County, Tennessee. And corrected by Deed of Correction in Book 5350, page 329, Said register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4885, page 132, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3653 Trousdale Drive, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 15, 2004.

United Coach Services, Inc.

Atwell M. Maynard

By Atwell M Maynard

STATE OF TENNESSEE

COUNTY OF _____

On this 15th day of January, 2004, before me, appeared **Atwell M Maynard**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of **United Coach Services, Inc.**, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Atwell M Maynard**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

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NOTARY PUBLIC

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:

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