Davidson County DEEDWARR
Recvd: 01/21/04 16:33 3pgs
Fees:18.00 Taxes:64.75
20040121-0008376

NEW OWNER:

MORRIS SHANKLE
3333 STONERS BEND DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 03-1558

Map 86, Control Map 86,
Group 00-0
Parcel 349

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventeen Thousand Five Hundred and 00/100 Dollars ($17,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CORNWELL & CORNWELL, L. P., a Tennessee Limited Partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MORRIS SHANKLE and wife, BRENDA C. SHANKLE, AND CHARLES E. LIND and wife, CAROLYN W. LIND**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being a 10,964 square feet portion of Lot 2B on the Plan Of Resubdivision of Lot 2B Stoners Bend Business Park as of record in Instrument Number 20011003-0107136 Register Office of Davidson County, Tennessee. said tract further described as follows:

Beginning at an iron rod in the westerly margin of Stoners Bend Drive, said point being the northeast corner of Lot 2A, thence, leaving said westerly margin along the north line of Lot 2A, North 48 degrees 21 minutes 38 seconds West 200.79 feet to a point in the easterly margin of Nashville and Eastern Railroad, the northwest corner of Lot 2A, thence, along said easterly margin North 42 degrees 05 minutes 05 seconds East 58.49 feet to an iron rod (set); thence, along, a new line South 45 degrees 56 minutes 44 seconds East 203.45 feet to an iron rod (set) in the westerly margin of Stoners Bend Drive, thence, along said drive with a curve to the right, radius of 1521.00 feet, delta angle of 1 degree 53 minutes 01 seconds, a

distance of 50.00 feet and a chord distance of South 44 degrees 59 minutes 47 seconds West 50.00 feet to the point of beginning, containing 10,964 square feet, 0.25 acres more or less.

Being a portion of the same property conveyed to Cornwell & Cornwell, L.P., a Tennessee Limited Partnership by quitclaim deed from Robby D. Cornwell and Bobby D. Cornwell, dated 1/20/03, and of record in Instrument #20030127-0010661, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument # 20031210-0172230, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of January, 2004.

CORNWELL & CORNWELL, L. P.

By: _____
ROBBY D. CORNWELL, GENERAL PARTNER

STATE OF TENNESSEE

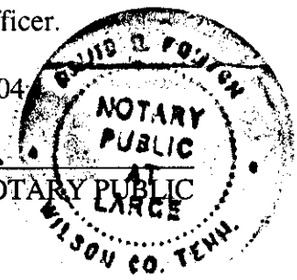
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBBY D. CORNWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **GENERAL PARTNER** of **CORNWELL & CORNWELL, L. P.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 16th day of January, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05



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The actual consideration or value, whichever is greater, for this transfer is **$17,500.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of January, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05

