Davidson County DEEDWARR
Recvd: 03/01/04 12:42 3pgs
Fees:18.00 Taxes:4255.00
20040301-0022916

WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
R&M Properties, a Partnership consisting of Benton G. McKnight and Michael Russell	Ben McKnight c/o Horrell Properties ~~3030 Sidco Dr~~ Nashville, TN 37204	106-10-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Sworn to and subscribed before me this the 1st day of March, 2004.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, William Buckland and wife, Delois Buckland, Louella Wilde and Daniel T. Leech and wife Sara B. Leech, Trustees U/A/D of the Leech Joint Revocable Living Trust Agreement, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto R&M Properties, a Partnership consisting of Benton G. McKnight and Michael Russell, hereinafter referred to as Grantees, their successors 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 parcel number 2 on the re-subdivision of Sain Industrial Park, lot number 1 as appearing on a plat of record in Book 5210, page 328 in the Register's Office for Davidson County, Tennessee. Being more particularly described as follows:

Beginning at the westerly margin of Blanton Avenue, said point being a common front corner with parcel number 1 on said plan and running along the westerly margin of Blanton Avenue in a southerly direction South 19°29'01" west, a distance of 228.44 feet to a concrete monument; thence continuing through said monument around a curve to the left with a radius of 207.300 feet a tangent of 227.94 feet, a distance of 127.03 feet to a point, said point being a common corner with certain real property appearing in Sain Industrial Park Book 5200, page 136 bearing map and parcel number 106-10-12; thence running along the common boundary of said tract South 88°45'16" west, a distance of 215.38 feet to a point; thence running along the common boundary with The Home Beneficial Corporation property, North 19°

39'29" east, a distance of 378.00 feet to a point, said point being a common rear corner with parcel number one on said plan; thence running along the common boundary of said parcel one South 70°30'59" east, a distance of 186.87 feet to the westerly margin of Blanton Avenue, being the point of beginning containing 64,521 sq. ft. more or less.

Being the same property conveyed to William Buckland and wife, Delois Buckland, James Wilde and wife, Louella Wilde and by Deed of record in Book 5411, page 702 said Register's Office. The said Daniel T. Leech and Sara Leech having conveyed their interest to Daniel T. Leech and wife Sara B. Leech, Trustees U/A/D of the Leech Joint Revocable Living Trust Agreement by Deed of record in Book 10701, page 336 and being the same property conveyed to Louella D. Wilde, by Deed from James Leonard Wilde of record in Instrument 20001219-0124520 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: public utilities and drainage easement located on the rear boundary of said lot. Further, certain utilities and anchor easements as shown on the plan of record and reflected along the margin of Blanton Avenue, sanitary sewers of record in Book 5002, page 17, Book 5002, page 398, Book 5066, page 746, and Book 5375, page 303, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 221-245 Blanton Avenue, Nashville, Tennessee, 37210.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of March, 2004.

William Buckland

Delois Buckland

Louella Wilde

Louella Wilde

Daniel T. Leech and wife Sara B. Leech, Trustees U/A/D of the Leech Joint Revocable Living Trust Agreement

BY: Sara B. Leech

BY: Daniel T. Leech, Trustee

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 **William Buckland,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, on this the 1st day of March, 2004.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **Delois Buckland,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, on this the 1st day of March, 2004.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **Louella Wilde,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, on this the 1st day of March, 2004.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **Daniel T. Leech, and wife, Sara B. Leech Trustees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be trustees of **The Leech Joint Revocable Living Trust Agreement**, the within named bargainor, a trust, and that they as such trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by themselves as trustees.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, this the 1st day of March, 2004.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.