Davidson County DEEDWARR
Recvd: 03/25/04 08:27 2pgs
Fees:13.00 Taxes:158.36
20040325-0033638

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Magnolia Properties, LLC P. O. Box 432 Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 193

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD E. FARMER and wife, SHIRLEY FARMER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MAGNOLIA PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of the Wilford Bailey Property of record in Book 11700, page 140, Register's Office for Davidson County, Tennessee, and as shown on the Replat of Magnolia Station (as the shaded area) filed for record as Instrument No. 20040209-0015342, said Register's Office, to which plans reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Richard E. Farmer and wife, Shirley Farmer, by deed from Wilford E. Bailey and wife, Phyllis Ann Bailey, of record in Book 11718, page 757, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Tinnin Road, Goodlettsville, TN 37072.

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 or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plans of record in Book 11700, page 140 and in Instrument No. 20040209-0015342, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 11718, page 749, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RICHARD E. FARMER

SHIRLEY FARMER

"GRANTEE"

MAGNOLIA PROPERTIES, LLC, a Tennessee Limited Liability Company

BY: RICHARD W. USELTON, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD E. FARMER and wife, SHIRLEY FARMER, 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, at office, this the 22nd day of March, 2004.

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD W. USELTON, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of Magnolia Properties, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this the 22nd day of March, 2004.

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,800.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of March, 2004.

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

NOTARY PUBLIC