Davidson County DEEDWARR
Recvd: 03/29/04 09:50 3pgs
Fees:18.00 Taxes:407.00

20040329-0034744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2004.

Notary Public
My commission expires: 5/6/07

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Robert D. French d/b/a R. D. French Co. P.O. Box 534 Brentwood, TN 37024	Same	102-1.76

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, T.C. SUMMERS, INC., a Tennessee corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto ROBERT D. FRENCH d/b/a R. D. FRENCH CO., hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., 4701 Trousdale Drive, Suite 121, Nashville, Tennessee 37220, dated 2/5/04 and last revised 2/10/04, Project Number 04-005 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pin at the northwesterly intersection of Mercomatic Drive and American Road; said iron pin being on the northerly right-of-way of Mercomatic Drive; and proceeding as follows.

1. With said northerly right-of-way of Mercomatic Drive S 75deg10'31" W 30.29 feet to an existing iron pin; thence,

2. With a curve to the right 176.84 feet to an existing concrete monument ; said curve having a central angle of 26deg07'07", radius 387.93, tangent 89.98, and chord S 88deg14'04" W 175.31; thence,

3. Leaving said northerly right-of-way of Mercomatic Drive and with the easterly boundary of Lot 762 of Charlotte Park Subdivision, Section 22 of record in plat book 3700, page 68 R.O.D.C TN N 08deg30'40" E 162.12 feet to an existing concrete monument; thence,

4. With the southerly boundary of Lot 716 of Charlotte Park Subdivision, Section 12 of record in plat book 2900, page 128, R.O.D.C TN N 62deg12'20" E 43.10 feet to an iron pin set; thence,

5. With the southerly boundary of Lot 1 of Charlotte Park Subdivision, Section 1 of record in plat book 2663, page 6, R.O.D.C TN N 81deg01'39" E 135.03 feet to an iron pin set on the westerly right-of-way of American Road; thence,

6. With said westerly right-of-way of American Road S 09deg32'00" E 155.48 feet to an existing iron pin; thence,

7. With a curve to the left 6.35 feet to an existing iron pin; said curve having a central angle of 00deg32'04", radius 680.50, tangent 3.17, and chord S 09deg48'02" E 6.35; thence,

8. With a curve to the right 37.36 feet to the point of beginning; said curve having a central angle of 85deg36'43", radius 25.00, tangent 23.16, and chord S 32deg22'12" W 33.98.

Containing 37,257 square feet or 0.86 acres more or less.

Being a portion of the same property conveyed to Consolidated Developments, Inc., by deed of record in Book 2591, page 274, Register's Office for Davidson County, Tennessee, the said Consolidated Developments, Inc., having changed its name to T.C. Summers, Inc., by instrument of record in Book 7090, page 875, said Register's Office.

Said property is transferred subject to the following limitations, and restrictions:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Easement to Tennessee Electric Power Company as set forth in Book 787, page 10, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of record in Book 57, page 97, said Register's Office.

4. Encroachments of driveways across the north and west property lines of the subject property, and power lines and poles encroaching or situated on the southeastern and northern portions of the property, all as shown on the survey by Daniels & Associates, Inc., referred to above.

This is improved property located at: Mercomatic Drive and American Road, Nashville, Tennessee.

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 GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, 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 persons claiming by, through or under Grantor, but not otherwise.

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 its hand this 18th day of March, 2004.

T.C. SUMMERS, INC.

By: W. H. Summers
W. H. Summers, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the said County and State, personally appeared W. H. Summers, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of T.C. SUMMERS, INC., the within-named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 18th day of March, 2004.

Joe Vaulx Crockett III
Notary Public
My Commission Expires:_____

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE