BK 44 pg

Davidson County DEEDWARR
Recvd: 05/03/04 13:52 3pgs
Fees:18.00 Taxes:388.50
20040503-0050096

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2004. Notary Public My Commission Expires: 2/9/07

DEE D. GOWEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Harold W. Greer 1410 Gould Blvd LaVergne, TN 37143	Send Tax Bills To: Same	Map-Parcel Number: 183-00-0 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CERTIFIED FINISHES, INC., a Tennessee corporation, AND RONALD ADKERSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HAROLD W. GREER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Tract 216, Interchange City, being more particularly described as Lot 1 on that certain Final Plat, Subdivision Tract 216 D, Interchange City Industrial Park, prepared by Wamble & Associates, of record in Book 7900, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Certified Finishes, Inc., a Tennessee corporation, by deed from The Trustees of Mill Wright Local Union No. 1544, an Affiliate of United Brotherhood of Carpenters and Joiners of America, of record in Book 11072, page 630, Register's Office for Davidson County, Tennessee; the said Certified Finishes, Inc., a Tennessee corporation, having conveyed an undivided 49% interest in and to the subject property to Ronald Adkerson by deed of record as Instrument No. 20010130-0009047, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The above described property is not the usual place of residence of Ronald Adkerson or his spouse, if any.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 489, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5063, page 839, said Register's Office.

4. Permanent Utility Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10424, page 143, said Register's Office.

5. Right of Way Easement of record in Book 3616, page 437, said Register's Office.

This is improved property known as 1066 Firestone Parkway, LaVergne, TN 37086.

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, his heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of April, 2004.

CERTIFIED FINISHES, INC.,
a Tennessee corporation

By: _____
Michael A. Peach, President

_____
Ronald Adkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL A. PEACH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of April, 2004.

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2007

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD ADKERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2007