WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-18-06
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/07/04 12:36 2pgs
Fees:13.00 Taxes:647.50

20040707-0080626

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Oatsvall	James O. Oatsvall	53-12/202
(NAME)	(NAME)	
6010 Benders Ferry Road	6010 Benders Ferry Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet, Tennessee 37122	Mount Juliet, Tennessee 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samco Partnership, composed of Ashok Munjal, Partner and Inam Munjal, Partner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Oatsvall and wife, Jean Y. Oatsvall, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 3400 Old Hickory Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 2nd day of July, 2004.

Samco Partnership, composed of Ashok Munjal, Partner and Inam Munjal, Partner

By: Partner
Ashok Munjal, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public ,of the State and County aforesaid, personally appeared Ashok Munjal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a partner of SAMCO, Partnership, the within named bargainor, a partnership, and that such person, as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of July, 2004.

Commission expires: 4-18-06

Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 100 feet of Lot No. 22, Section 2, on the Map of Life and Casualty Insurance Company's Subdivision, of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for said County. Said part of said Lot 22 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Included but specifically excluded is the following tract:

Being a part of Lot 22, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision, of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Oliver N. McClung property; thence along the said boundary north 44 deg. 15' E. 5 feet, more or less, to a point; thence S 45 deg. 45' E. 100 feet, more or less, to a point; thence S. 44 deg. 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the said margin N. 45 deg. 45' W. 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Samco Partnership, composed of Asho Munjal, Partner and Inam Munjal, Partner, by Deed from Georgie M. Massey, widow, dated 3/30/98, of record in Book 10862, Page 780, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2150, Page 426, Register's Office of Davidson County, Tennessee.