03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/09/04 09:20 2pgs
Fees:13.00 Taxes:230.33

20040709-0081703

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,250.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

03-0406-32037

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roy & Sheila Janiro	New Owner	77-8
8556 Cub Creek Road	1701 Club Parkway	
Nashville TN 37209	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles F. McAfee and wife, Pamela C. McAfee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roy Janiro and wife, Sheila Janiro, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Legal Description Exhibit "A"

Being part of the same property conveyed to Charles F. McAfee and wife, Pamela C. McAfee by deed from Robert A. Dunn, a single individual, and Walton L. Dunn, a single individual of record in Book 10776, Page 745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 8556 Cub Creek Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2004.

Charles F. McAfee
By: Kristi Duke Atty in Fact
By: Kristi Duke attyin Fact

Pamela C. McAfee
By: Kristi Duke Atty in Fact
By: Kristi Duke atty in Fact

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 Kristi Duke, 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 herein contained, and who further acknowledged that she is the attorney in fact for Charles F. McAfee and Pamela C. McAfee and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2004.

3/14/05
Commission expires

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, situated on the north side of Cub Creek Road and more particularly described as follows:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF CUB CREEK ROAD AND THE SOUTHEASTERLY CORNER OF THE WEBBER PROPERTY, AS OF RECORD IN BOOK 5889, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N63°13'41"W, 97.45 FEET TO AN IRON PIN;
(2) THENCE N50°23'22"W, 127.90 FEET TO AN IRON PIN;
(3) THENCE S46°06'38"W, 264.23 FEET TO A STEEL CHANNEL;
(4) THENCE S45°09'07"W, 149.83 FEET TO AN IRON PIN;
(5) THENCE S55°09'07"W, 134.91 FEET TO AN IRON PIN;
(6) THENCE S80°20'07"W, 123.90 FEET TO AN IRON PIN;
(7) THENCE N53°54'53"W, 286.84 FEET TO AN IRON PIN;
(8) THENCE N84°11'21"W, 117.33 FEET TO AN IRON PIN;
(9) THENCE N06°10'27"E, 621.90 FEET TO AN IRON PIN;
(10) THENCE N84°14'20"W, 141.14 FEET TO AN IRON PIN;
(11) THENCE N06°11'20"E, 542.55 FEET TO AN IRON PIN;
(12) THENCE S36°28'48"E, 336.78 FEET TO AN IRON PIN;
(13) THENCE S34°45'25"E, 939.88 FEET TO AN IRON PIN;
(14) THENCE N47°17'22"E, 203.09 FEET TO AN IRON PIN;
(15) THENCE S59°00'51"E, 287.86 FEET TO AN IRON PIN;
(16) THENCE S54°36'38"W, 65.54 FEET TO THE POINT OF BEGINNING, CONTAINING 554,327.30 SQUARE FEET OR 12.73 ACRES.

Per the Survey of Phillip E. Holmes, Jr., per RLS #1728, dated June 24, 2004.