Davidson County DEEDWARR
Recvd: 09/09/04 08:39 2pgs
Fees:13.00 Taxes:936.10
20040909-0108914

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 53-12/71 & 53-12/72

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me this the 3rd day of September, 2004.

My Commission Expires: 3/26/05

Notary Public

GARY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mid-Cumberland Development Company
(Name)
621 S. Church Street
(Street Address)
Murfreesboro, TN 37130

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Betty L. Martin and John Martin, in their capacity as Trustee and Co-Trustee of the 26th Street Lakewood Trust**, hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Mid-Cumberland Development Inc., a Tennessee corporation** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Land in Davidson county, Tennessee, being Lot No. 22 and the westerly one-half of Lot No. 23 of Block No. 3 on the plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory Tennessee, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said Lot No. 22 & part of Lot No. 23 fronts together 75 feet on the northerly side of 26th Street & run back between parallel lines, with the easterly margin of an alley, 144 feet to an alley in the rear.

Being the same property conveyed to 26th Street Lakewood Trust in Instrument 20000329-0031680, rerecorded in Instrument No. 20020612-0071651, Register's Office for Davidson County, Tennessee.

BEING improved properties known as: 103 26th Street, Old Hickory, Tennessee 37138 and
105 26th Street, Old Hickory, Tennessee 37138

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this ___ day of September, 2004.

Betty L. Martin, Trustee of the 26th Street Lakewood Trust

John Martin, Co-Trustee of the 26th Street Lakewood Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Betty L. Martin, Trustee of the 26th Street Lakewood Trust**, 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 therein contained in her capacity as Trustee on behalf of the 26th Street Lakewood Trust.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of September, 2004.

Notary Public

My Commission Expires: 3/24/05

R. GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **John Martin, Trustee of the 26th Street Lakewood Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Trustee on behalf of the 26th Street Lakewood Trust.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of September, 2004.

Notary Public

My Commission Expires: 3/24/05

R. GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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