"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION WITHOUT THE BENEFIT OF A TITLE SEARCH."

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/04 08:19 2pgs
Fees:13.00 Taxes:3459.50

20041001-0118249

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
04-09-033-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of September, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAF PROPERTIES, A TENNESSEE PARTNERSHIP	" NEW OWNER "	181-00-0
(NAME) Culbertson Road	(NAME)	022.01, 022.02, 036.00 & 037.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAF PROPERTIES, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I
LAND located in the Fifth (5th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stone on J.B. Bill's Line, the southeast corner of Battle's Land, running thence South 26°, East 74.2 poles to a stake; thence North 5°, East 93.9 poles to a stake on Briley's line; thence with the said line, North 87°, West 74.2 poles to a stake in Mill Creek, said Battle's northeast corner; thence South 5°, West 93 poles to the BEGINNING.

BEING the same property conveyed to HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from PAUL E. JOHNSON, UNMARRIED, of record in Instrument No. 20030506-0060259, Register's Office for Davidson County, Tennessee.

TRACT 2
LAND in the Fifth (5th) Civil District of Davidson County, Tennessee, and described according to a Survey by Ray G. Cole, Registered Surveyor No. 124, dated December 19, 1981 as follows:

BEGINNING at a point in the center of Mill Creek, corner to the Martin Property, of record in Book 3368, Page 465, and the line of the King Property, of record in Book 3678, Page 317, and being the most northeast corner of this tract; thence with the line of said Martin Property, South 9° 12' West, passing an iron pin (new) in the southerly margin of Culbertson Road and then with a fence line in all 1643.54 feet to an iron pin (new) by a large tree, corner to said Martin Property and in the line of the Brown Property, of record in Book 2147, Page 475; thence with the line of said Brown Property and a fence line North 83° 32' West, 425.73 feet to an iron pin (old) in the line of said Brown Property and a corner to the Rucker Property, of record in Book 4743, Page 440; thence with the line of said Rucker Property and a fence line North 7° 29' East, 1409.63 feet to an iron pin (new) in the northerly margin of said Culbertson Road and in all 1444.63 feet to a point in the center of said Mill Creek Corner to said Rucker Property and in the line of the aforesaid King Property; thence with the line of said King Property and the center of said creek for the next four calls as follows: North 50° 28' East, 108 feet; North 57° 44' East, 175 feet; South 88° 35' East, 175 feet and South 80° 13' East, 92.78 feet to a point of BEGINNING.

BEING the same property conveyed to HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from PAUL E. JOHNSON, UNMARRIED, of record in Instrument No. 20030612-0081325, Register's Office for Davidson County, Tennessee.

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 been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: Culbertson Road, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 29th day of September, 2004

HURLEY-Y,
A TENNESSEE GENERAL PARTNERSHIP

By: Paul E. Johnson
Paul E. Johnson, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **PAUL E. JOHNSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the GENERAL PARTNER of **HURLEY-Y,** the within named bargainor(s), a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

