This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

PICK-UP

ADDRESS NEW OWNER:
D. Leniger, Trustee
THE EARHART RD. TRUST
P.O. Box 1648
Whitehouse, TN 37188

Davidson County DEEDWARR
Recvd: 11/23/04 16:09 2pgs
Fees:13.00 Taxes:203.50
20041123-0140648

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 98
PARCEL 97.00
04D-13430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patrick M. Nash, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, THE EARHART RD. TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 4th Civil District of Davidson County, Tennesse, described according to a survey made by John M. Sullivan, Surveyor, September 10, 1966, as follows:
>
> BEGINNING on the easterly margin of Earhart Road at a point 324.9 feet north of the northwest corner of the property conveyed to Herman F. Odum and wife, of record in Book 4183, Page 369, said Register's Office; thence S85°58'E, 1,483.9 feet; thence N4°27'E, 141.6 feet; thence N85°58'W, 1,552.86 feet to the easterly margin of Earhart Road; thence with the same S18°27'E, 177.10 feet to the beginning, containing 5.56 acres, more or less.
>
> Being the same property conveyed to Patrick M. Nash, by deed from Melvin A. Ferrell and Alene Este Ferrell of record in Book 9662, Page 945, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such all easements, restrictions and covenants as may apply, including the following restrictions. 1. 200 feet in depth from Earhart Road limited to residential, with no barns. 2. No house trailers allowed. 3. Residence must be at least 1100 sq. feet, living area with at least 75% brick or stone exterior, of record in Book 9662, Page 945, said Register's Office.
Taxes for 2004 have been pro-rated and assumed by purchaser.

This is improved property known as 3181 Earhart Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. Leniger, Trustee, THE EARHART RD. TRUST, its successors and assigns, forever; and I, Patrick M. Nash, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of November, 2004.

Patrick M. Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick M. Nash, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 2004.

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

CHIEF MGR.
AFFIANT

Subscribed and sworn to before me this 22nd day of November, 2004.

NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.