Box 44 pg 14

Davidson County DEEDWARR
Recvd: 01/31/05 12:25 3 pgs
Fees:18.00 Taxes:444.00
20050131-0011088

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Robert B. Hoffman Affiant Subscribed and sworn to before me, this 28th day of January, 2005. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Cloister Investments II, LLC 611 Wade Circle Goodlettsville, TN 37072	Same	042-08-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. J. FILLMORE AND WIFE, CLEO FILLMORE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CLOISTER INVESTMENTS II, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain parcel of land lying in Davidson County, Tennessee, and being identified as an Area for Absorption System Lot No. 4 and Area for Secondary Absorption System Lot No. 3, as shown on the Plan of Resubdivision Madison Meade, Section Two "A", as of record in Plat Book 5210, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a concrete monument at the terminus of Nesbitt Lane, a 50-foot right of way, and the southeast corner of Lot No. 136, as shown on the Plan of Madison Meade Section Two, of record in Plat Book 3700, page 107, Register's Office for Davidson County, Tennessee; thence along the rear line of Lot No. 136, North 3 degrees 5 minutes 58 seconds East 180 feet to a concrete monument common corner Lots Nos. 136 and 137; thence along a rear line of Lot No. 137, North 51 degrees 40 minutes 33 seconds East 113.36 feet to a concrete monument located on the rear line of Lot No. 1, Resubdivision Madison Meade, Section Two "A"; thence along the rear lines of Lots Nos. 1, 2, 3 and 4, South 87 degrees 1 minutes 56 seconds East 265 feet to a concrete monument; thence, along the common boundary with the property conveyed to Ervin Entrekin, Trustee, as shown of record in Book 4684, page 853, Register's Office for Davidson County, Tennessee, around a curve bearing to the right with a radius 441.25 feet, bearing 35 degrees 27 minutes 45 seconds, tangent 141.09, 273.11 feet to a concrete monument; thence North 86 degrees 54 minutes 2 seconds West 438.15 feet to the point of beginning.

Being part of the same property conveyed to W. J. Fillmore and G. W. Hire by deed from Ervin M. Entrekin, Trustee, of record in Book 5201, page 293, Register's Office for Davidson County, Tennessee. G. W. Hire and C. W. Tidwell having quitclaimed all their right, title and interest in and to the subject property to W. J. Fillmore and wife, Cleo Fillmore by deed of record in Book 9345, page 764, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plat of record in Book 5210, page 91, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Nesbit Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of January, 2005.

W. J. Fillmore by Barbara Fillmore attorney in fact
W. J. Fillmore

Cleo Fillmore by Barbara Fillmore attorney in fact
Cleo Fillmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA FILLMORE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of January, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA FILLMORE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of January, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007