Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/05 14:12 3 pgs
Fees:18.00 Taxes:258.63

20050217-0018294

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

James A. Viken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Viken (NAME)	same (NAME)	MAP 174
256 Cedarview Drive (ADDRESS)	(ADDRESS)	PARCEL 55
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lewis E. Randolph and wife, Donna C. Randolph

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Viken and wife, Mary L. Viken

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, according to a survey by Galyon W. Northcutt TN RLS #1529; 2607 Forest View Drive, Antioch, TN 37013, dated August 2, 2004, and more particularly described as follows:

Beginning at the iron pin in the westerly margin of Cane Ridge Road approximately 1,050 feet from Preston Road; thence following Cane Ridge Road around a curve as follows R = 699.30' L = 262.38' Delta = 21 deg. 29' 50" T = 132.75' and a length of 260.84' to an iron pin; thence continuing along Cane Ridge Road South 49 deg. 09' 46" East 28.54 feet to an iron pin; thence leaving said Cane Ridge Road South 84 deg. 47' 39" West 489.60 feet to an iron pin; thence South 86 deg 08' 17" West 167.14 feet to an iron pin; thence North 85 deg. 35' 00" West 72 feet to an iron pin; thence North 3 deg. 44' 10" East 177.70 feet to an iron pin; thence North 80 deg. 25' 00" East 528.89 feet to the point of beginning and containing 3.003 acres more or less.

Being the same property conveyed to Lewis E. Randolph and wife, Donna C. Randolph by deed from Karen R. Woods and Melanie Holmes Stewart of record in Book 20011210-0135964, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3996, page 635, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Cane Ridge Road, (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hand S this 11th day of February, 2005

Lewis E. Randolph by Donna C. Randolph Attorney in Fact
Lewis E. Randolph by Donna C. Randolph by Power of Attorney of record in Instrument No. 20030206-0016631, Register's

Donna C. Randolph
Donna C. Randolph for Davidson County, Tennessee

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 Donna C. Randolph

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 11_, 2005, before me personally appeared Donna C. Randolph to me known to be the person who executed the foregoing instrument in behalf of Lewis E. Randolph and acknowledged that she executed same as the free act and deed of said Lewis E. Randolph for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2005.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to easement for sanitary sewers of record in Book 9587, page 987, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.