Davidson County DEEDWARR
Recvd: 03/09/05 10:27 2 pgs
Fees:13.00 Taxes:1258.00

20050309-0026102

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
General Construction	NEW OWNER	173- 00- 0- 47.00
5485 Blue Hole Road		
Antioch TN 37013		

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FOR AND IN 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

Pearldor, LLC and Clarjo, LLC and Edgar Investments, LLC, Tennessee Limited Liability Companies

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

General Construction Company, Inc. a Tennessee Corporation

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

Land in Davidson County, Tennessee, Described as Follows:

Beginning at an iron pin (old), said pin being a corner to Anne Shelton Denham of record in Book 1109, Page 387, R.O.D.C.T. and in the west right-of-way of Blue Hole Road, also being the northeast corner of the herein described area.

Thence along said right-of-way of Blue Hole Road South 31 deg. 13' 44" East 116.45 feet to an iron pin (new); thence along said right-of-way 30 degrees 35' 24' East 98.51 feet to an iron pin (new); thence along said right-of-way South 31 degrees 01' 17" East 105.00 feet to a point: thence leaving said right-of-way along a new line South 58 degrees 58' 43" West 601.70 feet to a point; thence along a new line North 04 degrees 52' 42" East 312.15 feet to a point; thence along a new line North 28 degrees 30' 54" West 359.32 feet to a point in the South line of said Anne Shelton Denham; thence along the line of Denham South 85 degrees 07' 18" East 497.76 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Simpson Creek Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated July 30, 2004 of record in Instrument No. 20040804-0093899 and thence conveyed to Pearldor, LLC and Clarjo, LLC and Edgar Investments, LLC by Quit Claim Deed of record in Instrument No. 20050309 0026101, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is UNIMPROVED property known as 5485 Blue Hole Road, Antioch TN 37013.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 1ST DAY OF MARCH, 2005.

Pearldor, LLC

Lori D. Atchley, Chief Manager's Member

BY: Lori D. Atchley, Chief Manager & Member

Clarjo, LLC

BY: Floyd K. Wilkinson, Chief Manager & Member

Edgar Investments, LLC

BY: Judith Morgan, Chief Manager & Member

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, FLOYD K. WILKINSON, IN HIS CAPACITY AS CHIEF MANAGER AND MEMBER OF CLARJO, LLC, A TENNESSEE LIMITED LIABILITY COMPANIES WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE IS THE CHIEF MANAGER AND MEMBER OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 1ST DAY OF MARCH, 2005.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, LORI D. ATCHLEY, IN HER CAPACITY AS CHIEF MANAGER AND MEMBER OF PEARLDOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 CHIEF MANAGER AND MEMBER OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 1ST DAY OF MARCH, 2005.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, JUDITH MORGAN, IN HER CAPACITY AS CHIEF MANAGER AND MEMBER OF EDGAR INVSTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 CHIEF MANAGER AND MEMBER OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 1ST DAY OF MARCH, 2005.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2005.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07