McCann & Hubbard
7105 Cros... #102
Brentwo... 027
615-...3519

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

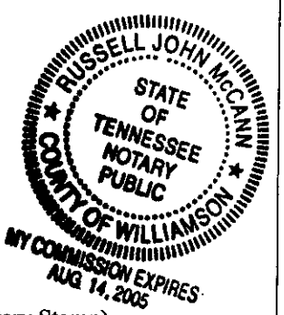
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2005.

Notary Public

My commission expires: 8-14-05



(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/16/05 13:22 2 pgs
Fees:13.00 Taxes:475.45

20050316-0028970

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William E. Kantz, Jr.	**Middle Tennessee Bank & Trust, a Greene County Bank Office, Greeneville, TN**	**Map 101, Parcel 161**
P.O.B. 159072		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David Finney, a married man

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

William E. Kantz, Jr., unmarried

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 lying in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee being the same property as Lot 6 on the record plat of Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C, also being the same property conveyed to David Finney, Deed Book 5150, Page 444,and Deed Book 5228, Page 274, R.O.D.C.

Beginning at an iron pin (old) lying in the northerly Right of Way of River Road and being the southeasterly corner of the hereon described lot;

Thence, along the northerly Right of Way of River Road North 87°30'00" West, a distance of 450.07 feet to a iron pin (set);
Thence, along or near the easterly line of Eller & Olsen Stone Company of record in Deed Book 4395, Page 827, R.O.D.C. the next two (2) courses and distance:
Thence, North 03°45'11" East, a distance of 776.66 feet to an iron pin (old);
Thence, North 03°45'01" East, a distance of 637.07 feet to an iron pin (set);
Thence, along or near Lot 6a of said Plumlee Farms Subdivision North 89°59'51" East, a distance of 236.31 feet to an iron pin (set);
Thence, along or near Lot 6b of said Plumlee Farms Subdivision the next two (2) courses and distances:
Thence, South 01°03'55" East, a distance of 188.62 feet to an iron pin (set);
Thence, South 78°44'00" East, a distance of 200.00 feet to an iron pin (old);
Thence, along or near the westerly line of Mary Lee Proctor O'Neil of record in Instrument Number 20021004-0121297, R.O.D.C. the next two (2) courses and distances:
Thence, South 03°45'53" West, a distance of 428.60 feet to an iron pin (set);
Thence, South 03°44'31" West, a distance of 776.66 feet to the Point of Beginning.

According to a survey dated March 7th, 2005 by JAMES ALLEN CRAWFORD, III, CERTIFICATE NUMBER 1455, CRAWFORD LAND SURVEYORS 1929 21ST AVE., SOUTH, NASHVILLE, TN 37212.

Containing 597,595 Square Feet or 13.72 Acres, more or less.

Being the same property conveyed to David Finney, unmarried, by Warranty Deed, from J. D. Echols, unmarried, of record in Book 5150, page 444, Dated May 18, 1977, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

25 Foot Ingress and Egress Easement of record in Book 5160, page 662 and Book 5228, page 274, Register's Office for DAVIDSON County, Tennessee.
Electrical Permit for detached structure of record in Book 5262, page 445, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument # 20001109-0111402, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is unimproved property known as 0 River Road, Nashville, TN.

By his signature below David Finney avers that this is investment property and that neither he nor his spouse have ever lived on the property.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

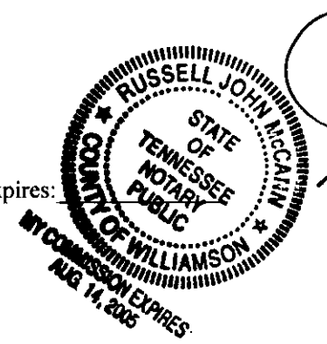
Witness my/our hand(s) this 14th day of March, 2005.

David Finney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David Finney, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2005.



Notary Public

My Commission Expires:

File #: **05158-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027