WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 03/29/05 15:33 2 pg
Fees:13.00 Taxes:592.00

20050329-0034022

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE W. HENLEY JR.	Guaranty Trust Company	MAP 17 PARCELS 222
(NAME)	(NAME)	
5665 LICKTON PIKE	P.O. Box 1218	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	Murfreesboro, TN 37129	
(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, I, **MATTHEW J. BELLER, by and through WILLIAM B. GEIGER, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE W. HENLEY, JR.,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land lying in the 10th Councilmanic District of Davidson County, Tennessee, being further evidenced as Parcels 222, on Tax Map 17, Tax Assessor's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., Rocky L. Montoya, Tennessee No. 697, dated April 20, 2000, as follows:

BEGINNING at an existing monument on the southerly margin of Lickton Pike, said point being the northeast most corner of the herein described parcel and the northwest most corner of a parcel belonging to Roy Ayers, as evidenced in Deed Book 5154, page 948, Register's Office for Davidson County, Tennessee; thence, leaving said margin, South 17 degrees 56 minutes 57 seconds West 111.63 feet, to an existing monument; thence South 17 degrees 57 minutes 06 seconds West, 472.17 feet, to an iron rod (new), said point being the southeast most corner of the herein described parcel and a corner to Ray Galbreath, a evidenced in Deed Book 6109, page 715; thence, following the approximate center of a gravel drive, South 74 degrees 57 minutes 06 seconds West 302.25 feet, to an iron rod (new); said point being the southwest most corner of the herein described parcel, and the southeast most corner of a parcel belonging to Joe Henley, as evidenced in Deed Book 1786, page 585; thence, leaving said gravel drive, North 19 degrees 06 minutes 33 seconds West 230.79 feet, to an iron rod (new), said point being the northwest corner of the herein described parcel and the northeast most corner of the previously mentioned parcel belong to Joe Henley, said point also falling on the southerly margin of Lickton Pike; thence, following said margin around a curve to the left, said curve having a radius of 1,201.78 feet, an arc length of 287.97 feet; thence North 49 degrees 54 minutes 58 seconds 401.29 feet to the point of beginning, containing 140,843.232 square feet and/or 3.233 acres, more or less.

Being the same property conveyed to Matthew J. Beller by deed of record in Instrument No. 200403190031201 and Instrument No. 200403190031196 and by deed of record in Instrument No. 200403190031200 and Instrument No. 200102270018191, Register's Office for Davidson County, Tennessee.

An application to combine parcels having been recorded in Instrument No. 20050315-0028395, said Register's Office, which combined parcels 222 and 223 on tax map 17 and now property will be assessed under map 17 parcel 222.

WILLIAM B. GEIGER executes this instrument as Attorney in Fact for Matthew J. Beller pursuant to Power of Attorney of record in Instrument No. #, Register's Office for Davidson County, Tennessee.

20050329-0034021

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 5665 LICKTON PIKE, GOODLETTSVILLE, TN 37072
(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

Witness my hand(s) this 28 day of March, 2005.

MATTHEW J. BELLER

BY: WILLIAM B. GEIGER, Attorney in Fact

STATE OF TENNESSEE

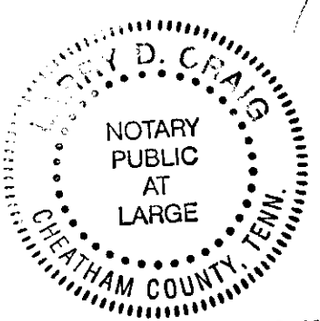
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM B. GEIGER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for MATTHEW J. BELLER and is authorized by MATTHEW J. BELLER to execute this instrument on his behalf.

WITNESS my hand and official seal this 28 day of March, 2005.

NOTARY PUBLIC

My commission expires: 2-10-08



My Commission Expires FEB. 10, 2008