58 b

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2005 Notary Public MY COMMISSION EXPIRES: My Commission Expires SEPT 20, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Lounsbury	**SAME**	**Map 95-4**
(NAME) **206 Grandstaff Court**	(NAME)	**Parcel 14**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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 **William T. Garrett and wife, Nancy C. Garrett, a one-third (1/3) undivided interest, as tenants by the entireties, and Jane G. Speakman, a one-third (1/3) undivided interest, as tenants by the entireties, and Martin A. Garrett, Jr. and wife, Sue M. Garrett, a one-third (1/3) undivided interest, as tenants by the entireties** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald E.. Lounsbury and wife, Donna J. Lounsbury,** 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:

Being a tract or parcel of land located in the Third Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Lebanon Pike (Road), said point being the southwesterly corner of MTMC Enterprises, Inc. property (Instrument. No. 20010126-0008191, R.O.D.C.), and being the southeasterly corner of the herein described tract,

Thence, with the northerly right-of-way line of Lebanon Pike (Road) and a curve to the left 103.50 feet, said curve having a central angle of 2°02'42", a radius of 2,900.00 feet, and a chord of S 81°29'06"W, 103.50 feet.

Thence, with a curve reversing to the right 33.17 feet, said curve having a central angle of 95°02'01", a radius of 20.00 feet, and a chord of N 50°27'00"W, 29.50 feet to an existing nail located in the easterly right- of-way line of Park Drive,

Thence, with the easterly right-of-way line of Park Drive N 2°56'00" W, 127.40 feet to an existing iron pin,

Thence, leaving said right of way line with the southerly line of Metro Firefighters Association of Nashville Local 763 property (bk 5388, pg 887, RODC) N 80°46'30" E, 125.56 feet to an existing iron pin,

Thence, leaving said line with the westerly line of MTMC Enterprises, Inc. property (Instrument No. 20010126-0008191, RODC) S 2°55'00" E, 151.02 feet to an existing iron pin and the point of beginning, according to a survey by Benny M. Cantrell, R.L.S. No. 1638 dated November 18, 2004 and revised January 31, 2005.

Containing 18,605 square feet or 0.427 acre, the same more or less.

Being part of the same property conveyed to William T Garrett and wife, Nancy C Garrett, a one-third (1/3) undivided interest, as tenants by the entireties, and Dwayne Speakman and wife, Jane G Speakman, a one-third (1/3) undivided interest, as tenants by the entireties, and Marin A Garrett, Jr and wife, Sue M Garrett, a one-third (1/3) undivided interest, as tenants by the entireties by Quitclaim Deed from Martin A Garrett and wife, Agatha C Garrett of record in Book 10067, page 175, Register's Office for Davidson County, Tennessee. Dwayne Speakman died on February 9, 1999, at which time his interest passed under tenancy by the entireties to his wife, Jane G. Speakman. Martin A. Garrett, Jr. was inadvertently referenced as Marin A. Garrett, Jr. on prior Quitclaim Deed.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1424, page 144, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/01/05 09:55 2 pgs
Fees:13.00 Taxes:1202.50
20050401-0035327

unimproved ☒

This is improved ☐ property, known as 2600 Lebanon Pike, Nashville, TN 37214

(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 hands this 17th day of March, 2005.

Jane G. Speakman

William T. Garrett

Martin A. Garrett, Jr.
By: William T. Garrett, Attorney In Fact

Nancy C. Garrett

Sue M. Garrett
By: William T Garrett, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William T Garrett and Nancy C Garrett and Jane G Speakman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. June 30, 2005

Robert L Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared William T. Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martin A. Garrett, Jr. and Sue M. Garrett and acknowledged that he executed the same as the free act and deed of Martin A. Garrett, Jr. and Sue M. Garrett.

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. June 30, 2005

Robert L Scruggs Notary Public