FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/02/05 16:10 2 pgs
Fees:13.00 Taxes:580.80
20050502-0048814

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clarence R. Reneau	NEW OWNER	Map 78
4510 Old Hickory Boulevard		Group
Nashville, TN 37218		Parcel 25

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

Samuel D. Pace, II and wife, Virginia Pace

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clarence R. Reneau, married

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 the 1st Councilmanic District of Nashville, Davidson County, Tennessee, lying on the easterly margin of Old Hickory Boulevard 145' South of Tidwell Hollow Road and being bounded on the north by Smith on the east by Frakes on the south by Young and on the west by Old Hickory Boulevard and being described according to a mortgage loan inspection by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) dated 7-26-00 more particularly as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being located S 18 deg. 05' E 145.0 feet from the southerly margin of Tidwell Hollow Road and being the southwest corner of Tract 2 of the Colleen M. Smith land (Book 7625, Page 815, Register's Office, Davidson County, Tennessee); thence leaving said easterly margin, with said Smith N 50 deg. 00' E 1390.5 feet (bearing and distance taken from said Tract 2 description) to a point in the westerly line of Donald M. Frakes (Book 6695, Page 804 said Register's Office); thence with said Frakes southeasterly 130' more or less (calculated distance) to a point at the northeast corner of the C.W. Young land (Book 5209, Page 827, said Register's Office); thence with said Young S 50 deg. 00' W 1412.7 feet (N 50 deg. 00' W by previous description) to a point in said easterly margin of Old Hickory Boulevard; thence with said margin N 18 deg. 05' W 130.0 feet to the point of beginning.

Being the same property conveyed to Samuel D. Pace, II, unmarried, by deed from Colleen M. Smith, unmarried, of record in Instrument 200007310075270, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees.

The said Virginia Pace joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4510 Old Hickory Boulevard, Nashville, TN 37218

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 my hand this 28th day of April, 2005.

S D Pace
Samuel D. Pace, II

Virginia Pace
Virginia Pace

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 Samuel D. Pace, II and wife, Virginia Pace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2005.

My Commission Expires: 01/24/09

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY