40-A



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$94,000.00~~

Pamela Phillips
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|3rd DAY OF June, 2005.

Elaine Phelps
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Insana 4945 Edmondson Pike Nashville, TN 37211	U.S. BANK N.A. 4801 FREDERICA ST. OWENSBORO, KY 42301	Map 147.07 Parcel 7

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,

Gary R. Fletcher, married, and David M. Fry, married by and through Gary R. Fletcher, Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark Insana, 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF BATTERY CREST, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FLETCHER & FRY REAL ESTATE ENTERPRISES, LLC BY DEED FROM BANK OF AMERICA, N.A., DATED DECEMBER 20, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20030106-0001900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FLETCHER & FRY REAL ESTATE ENTERPRISES, LLC HAS BEEN ADMINISTRATIVELY DISSOLVED. GARY R. FLETCHER AND DAVID M. FRY ARE THE ONLY MEMBERS OF THE LLC AND ARE SIGNING AS INDIVIDUALS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 85 ON THE PLAN OF BATTERY CREST, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

RIGHT-OF-WAY: BEGINNING AT A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER AND 25 FEET FROM THE CENTERLINE OF EDMONDSON PIKE ON THE WESTERN RIGHT-OF-WAY LINE; THENCE N28° 22' 20" W ALONG THE COMMON PROPERTY LINE OF PARCELS 7 AND 8 ON PROPERTY MAP 147-7 FOR 5 FEET TO A POINT; THENCE N61° 37' 40" E FOR 85 FEET TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 7 AND 6 ON MAP 147-7; THENCE S28° 22' 20" E ALONG SAID PROPERTY LINE FOR 5 FEET TO A POINT ON THE EXISTING WESTERN RIGHT-OF-WAY LINE OF EDMONDSON PIKE; THENCE ALONG SAID RIGHT-OF-WAY LINE S61° 37' 40" W FOR 85 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 425 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED FROM WILLIAM HOLMES HOLLAND, III AND WIFE, PATRICIA M. HOLLAND, DATED JANUARY 29, 1991, AND OF RECORD IN BOOK 8284, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTORS' SPOUSES.

Davidson County DEEDWARR
Recvd: 06/06/05 15:46 2 pgs
Fees:13.00 Taxes:347.80
20050606-0064513

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3072, Page 429, and amended in Book 3098, Page 290, and amended in Book 3707, Page 355, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for Sanitary sewer/Storm drain granted to Metro Government of record in Book 4873, Page 205, and in Book 6640, Page 812, said Register's Office.
5) Property is subject to easement for public utilities to Metro Government in Book 8284, Page 75, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4945 Edmondson Pike, Nashville, TN 37211
(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 hand(s) this 2nd day of June, 2005.

Gary R. Fletcher

David M. Fry by Gary R. Fletcher Attorney-in-Fact Atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gary R. Fletcher, married, with whom I am personally acquainted, (or who proved to me 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 2nd day of June, 2005.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

My Commission Expires: 11-26-2005

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 Gary R. Fletcher, Attorney-in-Fact for David M. Fry, the Grantor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf David M. Fry for the purposes therein contained.

WITNESS my hand and official seal this 31th day of May, 2005

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076