THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Atty at Law
2809 Columbine Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 06/08/05 14:44 2 pgs
Fees:13.00 Taxes:1665.00

20050608-0065668

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

William S. Packard
Affiant

Subscribed and sworn to before me, this 6th day of June, 2005, at Nashville, Tennessee.

Freda R. Swafford
Notary Public

My commission expires:_____

FREDA R. SWAFFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
William S. Packard, et ux 408 Old Oak Way Hermitage, TN 37076	same as owner	Map 94.00 Parcel 183.00

ROBERT ALAN WRIGHT and HAROLD G. JETT, as tenants in common, ("Grantor"), in consideration of $10.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, convey and warrant to WILLIAM S. PACKARD and wife, MAUREEN P. PACKARD, ("Grantee"), all the following real estate:

LAND in Davidson County, Tennessee, being Parcel No. 65 on the Plan of Beasley Commercial Subdivision of record in Plat Book 5800, page 255, Register's Office for Davidson County, Tennessee.

BEGINNING at the common corner of Parcel 165 on the southerly right-of-way of Lebanon Pike; thence along the right-of-way North 79 deg. 29' West 130 feet; thence leaving said right-of-way south 5 deg. 3' West 417.3 feet; thence South 46 deg. 45' East 94 feet; thence South 71 deg. 30' East 8.71 feet; thence along the common boundary of parcels 65 and 165 North 10 deg. 50' East 467.46 feet to the point of beginning and containing 1.09 acres, more or less. (The aforesaid description is from a prior deed of record and is not the result of a new survey.)

Being the same property conveyed to Robert Alan Wright and Harold G. Jett, as tenants in common, by Warranty Deed from Thomas W. Beasley, joined by his wife, Sandra Janelle Beasley, of record in Book 8575, page 663, Register's Office for Davidson County, Tennessee.

This is improved property known as 1225 Lebanon Pike, Nashville, Tennessee 37210.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights-of-way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

Grantor, for Grantor and Grantor's successors and assigns, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantor is lawfully seized in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all encumbrances, except as set forth above;
3. Grantee shall quietly enjoy the above property; and
4. Grantor will forever warrant and defend the title to the above property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF Grantors have hereunto set their hands on this the 6th day of June, 2005.

Robert Alan Wright

Harold G. Jett

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 Robert Alan Wright and Harold G. Jett, with whom I am personally acquainted, and who upon oath acknowledged that they did execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2005.

Freda R. Swafford
Notary Public

My commission expires:

FREDA R. SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009