WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/22/05 08:45 2 pg
Fees:13.00 Taxes:1110.00

20050822-0099396

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
James W. McKee Jr.	SAME	MAP 19-13 PARCELS 65 AND 65.01
(NAME) P.O. Box 545	(NAME)	
(ADDRESS) Goodlettsville TN 37070	(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, I, **C. HUGH HICKS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. McKEE, 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:

SEE ATTACHED EXHIBIT A –ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRITION

This is not the principal residence of the Grantor.

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 208 Connell Street, Goodlettsville, TN 37072
This is unimproved property known as 210 Connell Street, 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 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 17th day of August, 2005.

C. Hugh Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, C. Hugh Hicks the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 8/17/2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

EXHIBIT "A" TO WARRANTY DEED

208 AND 210 CONNELL STREET, GOODLETTSVILLE, TN 37072

Situated in Davidson County, Tennessee, being described according to a survey by John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, Patrick S. Coode, Tennessee No. 855, dated August 11, 2005, as follows:

BEGINNING at a point in the center of Connell Street at the west right of way of the C.S.X. railroad; thence with the center of said street, S 73 deg. 29' 00" W 49.14 feet to the intersection of McCasland Street and Connell Street; Thence continuing along said Connell Street, S 73 deg. 29' 33" W 114.97 feet; thence leaving Connell Street N 15 deg. 36' 59" W 213.91 feet to a point in the center of a drain; thence along said drain N 72 deg. 31' 44" E 97.31 feet to a point in the original centerline alignment of McCasland Street; thence along said centerline alignment S 20 deg. 19' 00" E 102.67 feet to a point; thence leaving centerline alignment N 76 deg. 41' 00" E 53.41 feet to a point on the west right of way of the C.S.X. Railroad; thence with said railroad right of way, along a curve to the right having a radius of 10317.50 feet, a length of 110.15 feet to the point of beginning and containing 28512 square feet or 0.65 acres, more or less.

Being the same property conveyed to C. Hugh Hicks by deed from Florida Coach, Inc. of record in Book 10247, page 654, Register's Office for Davidson County, Tennessee.