Davidson County DEEDWARR
Recvd: 09/07/05 14:30 2 pgs
Fees:13.00 Taxes:1221.00

20050907-0107701

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of September, 2005.

Notary Public

My Commission Expires: 11-7-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alliance Development, LLC
18.51 acres, Twin Hills Dr.
Nashville, TN 37115

SEND TAX BILLS TO:
NEW OWNER
9102 Concord Rd
Brentwood, TN 37027

MAP-PARCEL NUMBERS:

034-07-0-057.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glenn F. Nabors and wife, Nancy A. Nabors hereinafter referred to as Grantors, hereby transfers and conveys to Alliance Development, LLC hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the tenth civil District of Davidson county, Tennessee, it being the southerly part of the A.J. Coleman tract and described as follows:

Beginning on an iron pin on the northerly right-of-way of the L & N Railroad said pin being 640 feet Westerly from Coleman's Southeast Corner; Thence Westerly with said right-of-way 2606 feet more or less to a corner; Thence S 67 deg. 32' E and 268 feet from Coleman's Southwest corner; Thence N 37 deg. 31 E. 1707.8 feet to a point; Thence northeasterly along the arc of curve to the left having a radius of 1257.8 feet 362.2 feet to a point; Thence N 21 deg. 01' E 351.5 feet to an iron pin; Thence S 68 deg. 59' E 406.4 feet to the point of beginning and containing 18.51 acres being the same more or less.

Being the same property conveyed to Glenn F. Nabors and wife, Nancy A. Nabors by Installment Deed from J. Coleman and wife, Edith Coleman, of record in Book 5165, Page 366, Register's Office for Davidson County, Tennessee, dated June 29, 1977.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as 18.51 acres, Twin Hills Dr., Nashville, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 2nd day of September, 2005.

Glenn F. Nabors

Nancy A. Nabors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenn F. Nabors and wife, Nancy A Nabors, with whom I am personally acquainted, or 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 and official seal, this 2nd day of September, 2005.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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