B0K12

Davidson County DEEDWARR
Recvd: 09/16/05 15:54 3 pgs
Fees:18.00 Taxes:5846.19
20050916-0111786

FROM: Fifth Third Bank, N.A.

TO: SSS and D Realty and Investment, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-I.D. No.
SSS and D Realty and Investment, LLC	Same	Map 75
2306 Ewing Drive		Parcel 82
Lebanon, Tennessee 37087		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,587,000.00.

STEPHEN C. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2005.

Notary Public

My Commission Expires JULY 21, 2007

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fifth Third Bank, N.A., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto SSS and D Realty and Investment, LLC, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by McCormick Land Surveyors, 204 Brookhollow Drive, Old Hickory, TN 37138 dated November 6, 1999 as follows:

Beginning at an iron pin on the easterly margin of Andrew Jackson Parkway, formerly Old Hickory Boulevard, at the Southwest corner of property conveyed to Walter Hughes etux, of record in Book 3924, page 941, Register's Office for said County; thence with said

Hughes' southerly line North 51 degrees 08 minutes 15 seconds East 1491.50 feet to an old iron rod; thence South 07 degrees 08 minutes 49 seconds West 655.24 feet to an old iron rod and bent over pipe; thence South 66 degrees 24 minutes 23 seconds West 1143.22 feet to an iron pin at back of walk on the easterly margin of Andrew Jackson Parkway, formerly Old Hickory Boulevard; thence with said Parkway 175 feet to the point of beginning.

Being the same property conveyed to Fifth Third Bank, N.A., by deed from Stephen C. Baker, Successor Trustee, of record as Instrument No. 20050526-0059748, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2005 Metropolitan Government Taxes.

2. Restrictive covenants contained in the deed of record in Book 3911, page 295, said Register's Office.

3. Terms and conditions of the Order of record as Instrument No. 20020429-0052245, said Register's Office.

4. Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances Easement, of record as Instrument No. 20021119-0143154, said Register's Office.

5. Easement of record as Instrument No. 20021210-0152162, said Register's Office.

This is improved property located at 4137 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this 13th day of September, 2005.

FIFTH THIRD BANK, N.A.

BY: John Flaugher

TITLE: V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John T. Flaugher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Fifth Third Bank, N.A., the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Vice President

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of September, 2005.

Stephen C Baker

NOTARY PUBLIC

My Commission Expires: 7/21/07

STEPHEN C. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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