NEW OWNER:

MICHAEL C. SHRUM and DANIEL J. GRIFFITHS
218 GRANVILLE CIRCLE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-0977

Map 86

Parcel 204

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/19/05 14:20 3 pgs
Fees:18.00 Taxes:1091.50
20050919-0112404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL R. HARMON and wife, CHERYL L. HARMON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL C. SHRUM and DANIEL J. GRIFFITHS, tenants in common**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Sullivan Commercial Center, Section 3, as of record in Book 4715, page 41, Register's Office for Wilson County, Tennessee.

Said Lot No. 3 fronts 76.00 feet on the westerly margin of Old Hickory Boulevard and extends back 272.86 feet on the southerly line to Chandler Road and 240.60 feet on the northerly line to Chandler Road; thence along Chandler Road or rear line 89.37 feet.

ALSO CONVEYED HEREWITH IS A NON-EXCLUSIVE' EASEMENT FOR ACCESS, INGRESS AND EGRESS TO THE REAR OF THE PROPERTY HEREIN CONVEYED. SAID EASEMENT SHALL BE TWENTY (20') FEET IN WIDTH AND SHALL RUN OVER AND ACROSS THE ADJACENT PROPERTY OWNED BY GRANTOR, SAID PROPERTY KNOWN AS TRACT 4 OF THE SULLIVAN

COMMERCIAL CENTER, AS MORE PARTICULARLY DESCRIBED IN THE DEED TO GRANTOR OF RECORD AT BOOK 10664, PAGE 353, AND SHALL RUN FROM ANDREW JACKSON WAY ALONG THE NORTHEAST BOUNDARY OF THE SAID TRACT 4, BEING THE COMMON BOUNDARY BETWEEN THE TWO TRACTS.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED IS A CONVEYANCE BY DEED OF RECORD IN BOOK 8493, PAGE 473, SAID REGISTER'S OFFICE.

Being a part of the same property conveyed to Michael R. Harmon and wife, Cheryl L. Harmon by deed from Lloyd T. Ledsinger and wife, Sue N. Ledsinger, dated October 28, 1997, and of record in Record Book 10664, page 353, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4715, Page 41, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of September, 2005.

Michael R. Harmon

MICHAEL R. HARMON

Cheryl L. Harmon

CHERYL L. HARMON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL R. HARMON and wife, CHERYL L. HARMON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of September, 2005.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of September, 2005.

NOTARY PUBLIC

My commission expires: 10/30/07

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON