NEW OWNER:

JOHN J. KRUSE
5051 FRIST BLVD STE 702
HERMITAGE, TN 37076

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: 05-1047

Map 86

Parcel 231

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/19/05 14:52 3 pgs
Fees:18.00 Taxes:995.30
20050919-0112438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Nine Thousand and 00/100 Dollars ($269,000.00)** 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 **JOHN J. KRUSE,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan Commercial Center according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73 deg. 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N 23 deg. 37' 21" E 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S 88 deg. 19' 55" E a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

Being a part of the same property conveyed unto 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.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a conveyance by deed of record in Record Book 8493, Page 476, said Register's Office.

THIS CONVEYANCE is subject to an easement for access, ingress and egress as granted in the deed from Michael R. Harmon and wife, Cheryl L. Harmon, to Michael C. Shrum and Daniel J. Griffiths, of record as Instrument No. _____, in the 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 UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 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 **$269,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of September, 2005.

NOTARY PUBLIC

My commission expires: 5/11/09

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