Davidson County DEEDWARR
Recvd: 09/26/05 09:44 2 pgs
Fees:13.00 Taxes:555.00

20050926-0114998

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$150,000.00
|X R.E. White
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|22nd DAY OF September, 2005.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakewood Partners, LLC 1372 Robinson Road Old Hickory, TN 37138	New Owner	Map 53-15 Parcels 25, 31, & 46

For and in 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, we,

Charles E. Rhoten and wife, Carole Rhoten

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lakewood Partners, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 111, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9998, Page 169, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for sanitary sewer/storm drain granted to Metro Government of record in Book 9055, Page 974, said Register's Office.
5) Property is subject to sewage/water tap restrictions of record in Book 989, Page 234, said Register's Office.
6) Property lies within the 100 year flood line.
7) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Map 53-15, Parcel 25, Map 53-15, Parcel 31, and Map 53-15, Parcel 46, Old Hickory, TN 37138

(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 our hand(s) this 22nd day of September, 2005.

Charles E. Rhoten

Carole Rhoten

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles E. Rhoten and wife, Carole Rhoten, with whom I am personally acquainted, (or who 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, at office, this 22nd day of September, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

EXHIBIT "A" - LEGAL DESCRIPTION

TRACT ONE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF TRACT NO. 4 ON THE A MAP SHOWING THE PROPERTY OF LIFE & CASUALTY INSURANCE COMPANY IN THE 4TH DISTRICT OF SAID COUNTY, NEAR OLD HICKORY, TENNESSEE, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF HOPEWELL ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY THAT WAS CONVEYED TO LUCIUS CALLOWAY AND WIFE, BY DEED OF RECORD IN BOOK 989, PAGE 235, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE CENTER LINE OF SAID ROAD, SOUTH 9 DEG. 33' EAST 229.4 FEET TO A POINT AT A TURN IN SAID ROAD, BEING IN THE NORTH LINE OF A TRACT THAT WAS CONVEYED BY DEED OF RECORD IN BOOK 1006, PAGE 139, SAID REGISTER'S OFFICE; THENCE ALONG THE LINE OF SAID TRACT SOUTH 65 DEG. 398.5 FEET TO A CONCRETE MONUMENT, BEING IN THE SOUTH LINE OF SAID TRACT 4; THENCE ALONG THE SOUTH LINE OF SAID TRACT NORTH 88 DEG. 42' WEST 1910.2 FEET TO AN IRON PIN IN THE SOUTH BOUNDARY LINE OF THE U.S. GOVERNMENT RESERVATION, AND BEING THE EAST LINE OF THE PROPERTY OF THE NASHVILLE INDUSTRIAL-CORPORATION; THENCE NORTH 39 DEG. 40' EAST 504.6 FEET TO SAID CALLOWAY'S SOUTHWEST CORNER; THENCE WITH HIS SOUTH LINE AS FOLLOWS: SOUTH 88 DEG. 42' EAST 1730 FEET, NORTH 88 DEG. 18' EAST 210 FEET TO THE BEGINNING. CONTAINING 19.151 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXCEPTED THEREFROM ANY PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF KING COURT, SECTION TWO, RECORDED 10-3-94, PLAT BOOK 8250, PAGE 327, AND KING COURT, SECTION THREE, RECORDED 5-5-95, PLAT BOOK 7900, PAGE 958, AND KING COURT, SECTION FOUR, RECORDED 4-1-96, PLAT BOOK 9700, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER EXCEPTING THEREFROM THAT CERTAIN 0.28 ACRE TRACT CONVEYED TO THE STATE OF TENNESSEE BY DEED RECORDED 5-27-98, IN BOOK 10946, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN BY DEED FROM ALLA R. KING, A WIDOW, DATED JULY 1, 1994, AND OF RECORD IN BOOK 9402, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT TWO

BEING LOT NO. 26, AS SHOWN ON THE MAP OF KING COURT, SECTION FOUR, RECORDED APRIL 1, 1996, AND OF RECORD IN PLAT BOOK 9700, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN BY DEED FROM ALLA R. KING, A WIDOW, DATED JULY 1, 1994, AND OF RECORD IN BOOK 9402, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT THREE

A TRACT OF LAND SITUATED IN THE 2ND CIVIL DISTRICT, 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY R.L. MONTOYA-LAND SURVEYING, INC., DATED MARCH 18, 1997, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD BEING THE SOUTHEAST CORNER OF THE JOHN MARK MCCLUNG PROPERTY AS EVIDENCED IN DEED BOOK 8894, PAGE 611, R.O.D.C., TN, AND THE SOUTHWEST CORNER FOR THIS TRACT; THENCE NORTH 89 DEGREES 29 MINUTES 19 SECONDS EAST 25.03 FEET TO AN IRON ROD; THENCE, NORTH 39 DEGREES 42 MINUTES 38 SECONDS EAST 236.85 FEET TO AN IRON ROD; THENCE, NORTH 88 DEGREES 11 MINUTES 24 SECONDS WEST 125.81 FEET TO AN IRON ROD; THENCE, NORTH 47 DEGREES 33 MINUTES 07 SECONDS WEST 132.15 FEET TO AN IRON ROD IN THE COMMON LINE OF AFOREMENTIONED MCCLUNG PROPERTY; THENCE WITH SAID COMMON LINE SOUTH 09 DEGREES 40 MINUTES 17 SECONDS EAST 279.11 FEET TO THE POINT OF BEGINNING. CONTAINING 5.83 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. RHOTEN BY DEED FROM JAMES E. ALRED AND WIFE, MARY HELEN ALRED, DATED MARCH 25, 1979, AND OF RECORD IN BOOK 10401, PAGE 750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076