WARRANTY DEED

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 995,000.00

Meghan K Siebe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Siebe (NAME)	Same As New Owner (NAME)	MAP 23.00
9301 Concord Road (ADDRESS)	(ADDRESS)	PARCEL 11.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Barbara Luster Waller and Ronald B. Luster, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe

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:

LAND in Davidson County, Tennessee, BEING more fully described on EXHIBIT "A" which is attached hereto and made a part thereof, by this reference.

BEING a portion of the same property conveyed to D.B. Luster and wife, Georgia C. Luster, by Installment Deed from I.A. B. Hamer, a widower, of record in Book 1717, page 594, and by Deed to Delmer Luster and wife, Georgia C. Luster from Wade Odell Hudgens and wife, Flossie Cleora Hudgens, of record in Book 4258, page 507, Register's Office for Davidson County, Tennessee. The said D.B. Luster, a/k/a known as Delmer Luster having pre-deceased Georgia C. Luster, whom has since died, testate, 03-03-1999, a resident of Davidson County, Tennessee. By Last Will and Testament of Georgia C. Luster, deceased, Docket No. 99P-564, Will of record in Book 227, page 580, Seventh Circuit Court of Davidson County, Tennessee, the herein described property was devised to Ronald B. Luster, Sr., and Barbara Luster Waller.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2326 Clay Lick Road, Joelton, TN 37080
(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 16th day of September, 2005

Barbara Luster Waller
Barbara Luster Waller

Ronald B. Luster, Sr.
Ronald B. Luster, Sr.

Davidson County DEEDWARR
Recvd: 10/18/05 14:06 3 pgs
Fees:18.00 Taxes:3681.50

20051018-0125660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Luster Waller and Ronald B. Luster, Sr.

the bargainor S, 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 Goodlettsville, Tennessee, this 16th day of September 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

File No.: 20052633

EXHIBIT A

Land in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron rod in the Northerly right of way of Claylick Road, said point being 2,550 feet Northwest of Lickton Pike; thence with said right of way North 78° 15' 51" West, 14.02 feet to an iron rod set; thence with a curve to the right having a delta angle of 17° 39' 47", a radius of 716.20 feet, an arc length of 220.79 feet, a chord bearing of North 69° 25' 57" West, and a chord length of 219.92 feet to an iron rod set; thence North 60° 36' 04" West, 617.37 feet to an iron rod set; thence with a curve to the left having a delta angle of 03° 36' 00" a radius of 5,729.58 feet, an arc length of 360.00 feet, a chord bearing of North 62° 24' 04" West, and a chord length of 359.94 feet to an iron rod set; thence North 64° 12' 04" West, 310.43 feet to a concrete monument; thence with a curve to the right having a delta angle of 03° 12' 39" a radius of 5,729.58 feet, an arc length of 321.08 feet, a chord bearing of North 62° 35' 44" West, and a chord length of 321.03 feet to an iron rod set; thence leaving the right of way, North 08° 59' 48" East, 635.86 feet to an iron rod set; thence North 82° 41' 01" West, 855.56 feet to an iron rod found; thence North 83° 56' 47" West, 305.24 feet to an iron rod set in the Northerly right of way of Lickton Pike; thence with said right of way North 52° 36' 31" West, 252.06 feet to an iron rod set; thence leaving said right of way North 40° 43' 06" West, 749.83 feet to an iron rod set; thence North 55° 05' 32" West, 211.73 feet to an iron rod set; thence South 42° 14' 03" West, 211.00 feet to an iron rod set in the Northerly right of way of Lickton Pike; thence with said right of way North 47° 45' 57" West, 173.28 feet to an iron rod set; thence with a curve to the left, having a delta angle of 06° 49' '16" a radius of 1,214.70 feet, an arc length of 144.61 feet, a chord bearing of North 51° 10' 35" West, a chord length of 144.52 feet to an iron rod set; thence North 41° 37' 50" East, 14.06 feet to an iron rod set; thence North 39° 22' 10" West, 234.00 feet to an iron rod set; thence North 00° 48' '10" East, 205.05 feet to an iron rod set; thence North 14° 02' 20" West, 162.34 feet to an iron rod set; thence North 39° 34' 58" West, 151.82 feet to an iron rod set; thence North 44° 09' 51" West, 252.64feet to an iron rod set; thence North 56° 51' 44" West, 406.55 feet to an iron rod set; thence North 63° 55' 26" West, 128.92 feet to an iron rod found; thence leaving said right of way North 48° 34' 16" East, 3,339.94 feet to an iron pipe found in a fence line; thence with said fence, South 46° 02'48" East, 167.04 feet to a point in the fence line; thence South 34° 57' 58" East, 528.89 feet to a point in the fence; thence South 00° 33' 08" East, 773.35 feet to a point in the fence; thence South 26° 45' 07" West, 542.52 feet to a point in the fence; thence South 68° 56' 32" East, 447.00 feet to a point in the fence; thence North 82° 18' 04" East, 459.97 feet to a point in the fence; thence South 30° 24' 03" East, 891.00 feet to a point in the fence; thence South 67° 12' 31" East, 122.76 feet to a point in the fence; thence South 37° 22' 01" East, 199.70 feet to a point in the fence; thence South 04° 45' 40" East, 138.59 feet to a point in the fence; thence South 30° 04' 25" East, 193.35 feet to a point in the fence; thence South 51° 24' 38" East, 204.20 feet to a point in the fence; thence South 67° 07' 12" East, 421.90 feet to a point in the fence; thence South 40° 53' 15" East, 378.72 feet to a point in the fence; thence South 69° 05' 59" East, 204.75 feet to a point in the fence; thence South 29° 26' 30" East, 992.14 feet to a point in the fence; thence South 19° 27' 25" East, 75.44 feet to a point in the fence; thence South 04°34' 13" West, 964.85 feet to a point in the fence; thence North 84° 00' 18" West, 825.25 feet to an iron rod set in the fence line; thence South 31° 36' 29" West, 221.52 feet to the point of beginning, and containing 327.01 acres, more or less as surveyed by Steve D. Delle RLS# 1710 on September 9, 2005 with Delle Land Surveying Company, Inc. Madison, Tennessee.

BEING a portion of property conveyed to D.B. Luster and wife, Georgia C. Luster by Warranty Deed from A.B. Hamer, a widower, dated November 30, 1946 of record in Book 1717, Page 594, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to Delmer Luster and wife, Georgia C. Luster, by Warranty Deed from Wade Odell Hudgens and wife, Flossie Hudgens, dated March 25, 1968 and filed for record in Book 4258, page 507, Register's office for said County. The said D.B. Luster (b/s/p/a Delmer Luster) predeceased Georgia C. Luster, leaving the said Georgia C. Luster the surviving tenant by the entirety and sole owner of said land. The said Georgia C. Luster died testate, a citizen and resident of Davidson County, and under the terms of her will, which will appears of record in Will Book 227, page 580, Office of Davidson County, she devised said land to her two children, Barbara Luster Waller and Ronald B. Luster, Sr., her sole and only heirs at law.