Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/20/05 14:44 2 pgs
Fees:13.00 Taxes:425.50
20051020-0126751

W & I Ref:(dm) Title No: 46665
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Dial P. O. Box 179 Port Salerno, FL 34992-0179	SAME

TAX MAP-PARCEL NUMBERS: 089-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clyde Gensert and spouse, Christine Gensert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Dial** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being northerly 469.98 feet along said margin from the corner of George K. McCabe of record in Deed Book 9592, page 628, Register's Office Davidson County; thence leaving said margin with Lot No. 5, N73 33' 45" W 848.04 feet to an iron pin set; thence, N 05 degrees 39' 43" E, 508.73 feet to an iron pin set; thence, with Lot No. 7, N 74 degrees 24' 83" E, 53.65 feet to an iron pin set; thence, S 76 degrees 57' 54" E, 129.71 feet to an iron pin set; thence S 13 degrees 02' 06" W, 114.81 feet to an iron pin set; thence, S 76 degrees 57' 54" E, 470.25 feet to an iron pin set; thence S 12 degrees 14' 15" W, 193.63 feet to an iron pin set; thence S 69 degrees 04' 17" E, 324.91 feet to an iron pin set in the westerly margin of River Road; thence with said margin and a curve concave to the east having a central angle of 09 degrees 15' 28", a radius of 1457.40 feet and a chord of S 27 degrees 44'56" W, 235.23 feet for an arc length of 235.48 feet to the point of beginning containing 353,847 square feet or 8.12 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998. The above described property is also shown as Lot 6 on the Final Plat of River Road Estates of record in Doc. No. 20010424-0040684, said Register's Office. Together with and subject to a Private Roadway Easement of record in Book 11001, page 989, said Register's Office, as amended by Ingress and Egress and Utilities Easement of record in Doc. No. 20010117-0004874 said Register's Office.

Being the same property conveyed to Clyde Gensert and wife, Christine Gensert by deed from William E. Kantz, Jr., of record in Book 11002, page 69, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010424-0040684, said Register's Office, which Plan shows a minimum building setback line and an easement to which Plan reference is hereby made for a more complete description. Easement for the flow of Indian Creek over so much of the premises as may lie therein. Easement for electrical transmission live to the United States of America of record in Book 1881, page 372, said Register's Office. Affidavit for reference to record in record in Book 11001, page 983, said Register's Office. Easements for water line to the Harpeth Valley Utilities District of record in Book 5566, page 109, Book 5608, page 811 and Book 5942, page 501, said Register's Office. Easement for septic field of record in Book 11002, page 5, Book 11002, page 6, and Book 11002, page 9, said Register's Office. Private Roadway Easement of record in Book 11001, page 989, said Register's Office, as modified and amended by Ingress and Egress and Utilities Easement of record in Doc. No. 20010117-0004874, said Register's Office.

This is unimproved property, known as: Lot 6 River Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2005.

Clyde Gensert

Christine Gensert

State of TENNESSEE
County of DAVIDSON

On this 18th day of October, 2005 , before me the undersigned authority, personally appeared Clyde Gensert and Christine Gensert , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Sworn and subscribed before me this the 18th day of October, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public