Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/05 13:46 3 pgs
Fees:18.00 Taxes:506.90

20051115-0138049

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 2005

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. White (NAME)	same (NAME)	MAP 94
1622 Lebanon Rd (ADDRESS)	(ADDRESS)	PARCELS 53 & 54
Nashville TN 37210 (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, Ricky Eugene Tenpenny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles G. White

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:

Tract 1:
1616 Lebanon Road - Map 94 Parcel 53
A tract of land in the Third, formerly the Fifteenth Civil District of said County, being Lot No. 1 on the plan of Gilbert Logue's tract, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning at a point on the northerly margin of Lebanon Pike, the southeast corner of a tract of land owned by J. F. Gotschall; thence with the northerly margin of said Lebanon Pike South 64 deg. 45' East 50 feet to a point, the southwest corner of Lot No. 2 on said plan; thence with the line between Lot Nos. 1 and 2 northwardly 185 feet to a point in the southern boundary line of Lot No. 6 in said plan; thence with the southern boundary line of said Lot No. 6 North 67 deg. 30' West 125.5 feet to a point in the eastern boundary line of said Gotschall tract; thence with said Gotschall's eastern boundary line South 3 deg. West 195.5 feet to the beginning.

INCLUDED In the above description, but specifically EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by Right-Of-Way Deed for Highway Purposes of record in Book 5253, page 207, Register's Office

CONTINUED

This is unimproved ( ) improved (X) property, known as 1616 & 1620 Lebanon Road, Nashville, TN 37210
(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 my hand this 4th day of November 2005

Ricky Eugene Tenpenny

Ricky Eugene Tenpenny

Alice J. Tenpenny

Alice J. Tenpenny

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 Ricky Eugene Tenpenny and Alice J. Tenpenny

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 Nashville, Tennessee, this 4th day of November 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

LEGAL DESCRIPTION CONTINUATION

for Davidson County, Tennessee.

Tract 2:
1620 Lebanon Road - Map 94 Parcel 54
A tract of land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Gilbert Logue's Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning on the northerly margin of Lebanon Pike at the southeast corner of the property conveyed to Charles A. Lane and wife, by deed from Gilbert S. Logue, et al, of record in Book 1404, page 48, Register's Office for said County, being the corner of Lot Nos. 1 and 2; thence with the line between said two lots northwardly 185 feet to the southerly line of Lot No. 6; thence with same, South 67 deg. 30' East 100.5 feet to the westerly line of Lot No. 3; thence with the line between said Lot Nos. 2 and 3, South 25 deg. 15' West 190.4 feet to the northerly margin of Lebanon Pike; thence with same, westwardly 100 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by Right-Of-Way Deed for Highway Purposes of record in Book 5247, page 645, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ricky Eugene Tenpenny by deed from Thomas R. Tenpenny and wife, Wilma Jean Tenpenny of record in Book 8166, page 478, Register's Office for Davidson County, Tennessee. The said Thomas R. Tenpenny and Wilma Jean Tenpenny having reserved a life estate in said property and Thomas R. Tenpenny having since died 11/18/04 and Wilma Jean Tenpenny having since died 12/17/93.

Alice J. Tenpenny joins in this conveyance to convey any interest she may have as the wife of Ricky Eugene Tenpenny.

(Tract 1) Subject to easement to the State of Tennessee of record in Book 5253, page 207, said Register's Office. (Tract 2) Subject to easement to the State of Tennessee of record in Book 5247, page 645 and sewer easement of record in Book 7468, page 635, said Register's Office.

The legal description is the same as the previous deed of record.