WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

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

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES AUGUST 23, 2009 COUNTY OF ROBERTSON

Notary Public

MY COMMISSION EXPIRES August 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hemmer Family Trust (NAME)	NEW OWNER (NAME)	MAP 26.05
202 Roscoe Street (ADDRESS)	(ADDRESS)	PARCEL 7.00
Goodlettsville, TN 37072 (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, Up 2 Date Restoration Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hemmer Family Trust

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:

BEING Lot No. 3 and the easterly half of Lot No. 2 of Block"D", on the Plan of Roscoe Place, of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 2 from together 75 feet on the northerly side of Roscoe Street and run back between parallel lines, 150 feet to the south line of Lot No. 21 on said plan.

Being the same property conveyed to Up 2 Date Restoration Investments, Inc. by deed from Craig C. Hutfilz of record as Instrument #20050103-0000080, Page Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Book 954, Page 82, said Register's Office.

Subject to all matters on plan of record in Book 843, Page 72, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ( )
This is improved (X) property, known as 202 Roscoe Street, Goodlettsville, TN 37072
(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 16th day of November, 2005

Up 2 Date Restoration, Investments, Inc.
By: PRESIDENT
Craig Hutfilz

Davidson County DEEDWARR
Recvd: 11/21/05 09:26 2 pgs
Fees:13.00 Taxes:580.90

20051121-0140108

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Craig Hutfilz and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Up 2 Date Restoration the within named bargainor, and corporation, and that he 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 Craig Hutfilz as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at White House, Tennessee on this the 16th day of November 2005.

My commission expires August 23, 2009

Notary Public

PAM S. ATCHLEY
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
AUG 23, 2009
COUNTY OF ROBERTSON