Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/22/09
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

19356-2

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. Stranahan	U. S. Bank, N.A.	162-1-38
(NAME)	(NAME)	
295 Tusculum Road	P. O. Box 20005	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/07/05 14:12 2 pgs
Fees:13.00 Taxes:469.90

20051207-0147399

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, American Consulting Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. Stranahan and wife, Marie C. Stranahan, 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 the 5th formerly 7th Civil District of Davidson County, Tennessee, being part of Tract No. 1 assigned to H.M. Williams of the Edward L. Ensley lands, as of record in Minute Book J, Page 782, of the County Court for said County, and described as follows:

Beginning at a point in the southerly margin of New Tusculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence south 4-1/2 degrees east 314 feet to a point; thence south 84 degrees west 156.75 feet to a point; thence north 5-1/4 degrees west 300.2 feet to a point in the southerly margin of new Tusculum Road; thence west with the margin of said road, north 77-1/2 degrees east 165.0 feet to the point of beginning.

Included in the above but Excluded herefrom is that certain tract conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from M.J. Banniza and wife, Mary E. Banniza, of record in Book 4165, Page 275, said Register's Office, described as follows:

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being a part of Tract No. 1 assigned to H.M. Williams of the Edward L. Ensley Lands, as of record in Minute Book "J", Page 782, of the County Court for said County and described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project No. 63-R-106, Tusclum Road.

SAID strip or parcel of land fronts 165 feet on the present southerly margin of Tusclum Road and runs back South 4 degrees 30 minutes East 7 feet on the easterly line and South 5 degrees 25 minutes West 8.5 feet on the westerly line to points on the new relocated southerly margin of Tuslclum Road, the same being parallel to and 30 feet from the new relocated centerline of said Road and containing 1,280 square feet more or less.

Being the same property conveyed to American Consulting Corporation, by Substitute Trustee's Deed dated May 1, 2003, from David G. Mangum, Substitute Trustee, of record in Instrument No. 20030502-0058852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 295 Tusculum Road, Antioch, TN 37013
(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 2nd day of December, 2005.

American Consulting Corporation

By: _____

Dale Hire, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

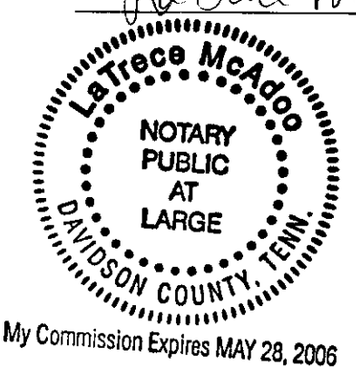
Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Dale Hire with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Consulting Corporation, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2005.

Commission expires:

_____

Notary Public



My Commission Expires MAY 28, 2006