Davidson County DEEDWARR
Recvd: 12/14/05 14:03 3 pgs
Fees:18.00 Taxes:667.30
20051214-0150291

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$180,350.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2005.

Notary Public

My commission expires: 3-25-06

(AFFIX SEAL)

Jennifer S. Pierce
Notary Public At Large
Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Augustus O. Henderson	New Owner	MAP 161-10
663 Huntington Parkway		Parcel 36
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert G. Lebas and wife, Tina B. Lebas, Trustees, of the LeBas Joint Revocable Living Trust

asHEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Augustus O. Henderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

This is improved (__X__) Unimproved (____) property, known as **663 Huntington Parkway, Nashville, Tennessee 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 30th day of November, 2005.

Robert G. LeBas by Tina B. LeBas AIF
Robert G. Lebas, Trustee

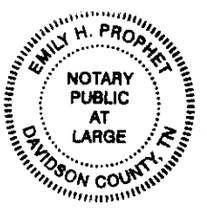
Tina B. LeBas, Trustee
Tina B. Lebas, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tina B. Lebas, Trustee**, 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, at office, this **30th** day of **November, 2005.**

Notary Public



EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

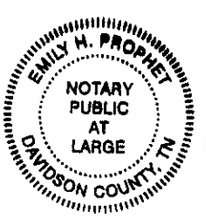
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Tina B. LeBas, Trustee,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-In-Fact for **Robert G. LeBas, Trustee**, the within named bargainor(s) and that he/she as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Robert G. LeBas, Trustee,** the within named bargainor(s) by the said **Tina B. LeBas, Trustee**,as such Attorney-In-Fact.

See said POA recorded Simultaneously herewith.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of November, **2005.**



EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Notary Public

My Commission Expires:

_____

EXHIBIT A:

Being Lot No. 81 on the Plan of Huntington Park, Section I, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to the within named Grantors by Quitclaim Deed of record in Instrument Number 20050823-0100095, Register's Office for Davidson County, Tennessee.

(HENDERSON, AUGUSTUS.PFD/05-691/3)