Davidson County DEEDWARR
Recvd: 12/21/05 12:03 2 pgs
Fees:13.00 Taxes:1443.00

20051221-0152894

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251406

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
FOX OIL & GAS COMPANY	**New Owner At Same Address**	Map: 172
1721 Hwy 41 South		Parcel: 194
Goodlettsville, TN 37072		06D-77526

For and in Consideration of the sum of $ **390,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

M. G. Gaston, Jr. and Harper Gaston

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

FOX OIL & GAS COMPANY, a Tennessee Corporation

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 2** on the plan of **Gillespie Meadows Commercial General P.U.D.**, as of record at **Plat Book 8250, page 695** in the Register's Office for said County and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11456, page 502**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

The limitations shown on said plan at Plat Book 8250, page 695, and easements as of record at Book 2021, page 374, Book 1318, page 441, and Book 1113, page 606 all recorded in said Register's Office.

END OF PAGE 1-

This is **UN-improved** property known as: 6029 Nolensville Pike, Nashville, TN 37211
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 20th day of DECEMBER, 20 05

M. G. Gaston, Jr.

Harper Gaston

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 390,000.00.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 12-20-2005.

My Commission Expires: 09-22-2007

Notary Public

Notary Public : Ruth Randolph

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

M. G. Gaston, Jr., and Harper Gaston

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 12-20-2005.

My Commission Expires: 09-22-2007

Notary Public : Ruth Randolph

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143