FOR RECORDING PURPOSES

LTIC File No. 57905b

31B
S+R
Tract

STATE OF TENNESSEE
COUNTY OF Davidson

NOTARY PUBLIC AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 278,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: December 21, 2005

NOTARY PUBLIC

COMMISSION EXPIRES: 3-25-06

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: LAWYERS TITLE INSURANCE CORPORATION 424 CHURCH STREET, SUITE 950 NASHVILLE, TENNESSEE 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: Lakewood Partners, LLC 1372 Robinson Road Old Hickory TN 37138	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBER: 53 - 15 / 2

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

GLEN EDWARD ALRED

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

LAKEWOOD PARTNERS, LLC

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following matters:

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 9055, page 979, in the Register's Office for Davidson County, Tennessee.

Mary Helen Alred is joining in this conveyance in order to release her life estate.

Taxes for the year 2006 and subsequent years.

Davidson County DEEDWARR
Recvd: 12/28/05 11:18 4 pgs
Fees:23.00 Taxes:1028.60
20051228-0155145

THIS IS (✓) IMPROVED (____) UNIMPROVED PROPERTY KNOWN AS: 116 [redacted] Ray Avenue, Old Hickory, TN .

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: 12-21-05

GILEN EDWARD ALRED

✓ Mary Helen Alred
MARY HELEN ALRED

NOTARY ACKNOWLEDGEMENT

STATE OF Tenn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN EDWARD ALRED, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tenn this 21 day of Dec, 2005.

Lori McPherson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

STATE OF Tenn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY HELEN ALRED, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tenn this 21 day of December, 2005.

Lori McPherson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

EXHIBIT A

Parcel 2.00 p/o (East)

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at a point on the western margin of Ray Avenue at the southern margin of an eighteen foot right-of-way;

Thence with margin of Ray Avenue and a curve to the left, delta of 13° 04' 07" radius of 151.44 and a length of 34.54 feet;

Thence leaving said road margin, S 43° 40' 48" W 493.94 feet to an iron rod on the State of Tennessee Property;

Thence with State Property, N 72° 23' 31" W 79.12 feet to a point;

Thence leaving State Property, N 18° 40' 00" E 406.17 feet to a point on the southern margin of an eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way, S 86° 29' 27" E 282.79 feet to the point of beginning;

Containing 1.85 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138.

Being a portion of the same property conveyed to Glen Edward Alred by deed of record in Instrument No. 20020726-0090016 in the Register's Office for Davidson County, Tennessee.

(Continued on next page)

EXHIBIT A
(Continued)

Parcel 2.00 p/o (West)

Land in Davidson County, Tennessee

Described more precisely as follows:

Commencing at a point on the western margin of Ray Avenue at the point on the southern margin of an eighteen foot right-of-way;

Thence with the southern margin of eighteen foot right-of-way for the next three calls,

N 86° 29' 27" W 282.79 feet,

N 86° 23' 52" W 156.53 feet,

and N 86° 04' 28" W 152.83 feet to the point of beginning;

Thence leaving eighteen foot right-of-way, S 18° 57' 25" W 323.18 feet to the State of Tennessee Property;

Thence with the State Property for the next six calls,

N 68° 58' 28" W 311.07 feet to an iron rod;

N 47° 26' 36" W 185.21 feet to an iron rod;

N 76° 13' 51" W 40.49 feet to an iron rod;

N 72° 14' 19" W 40.41 feet to an iron rod;

S 89° 22' 30" W 87.74 feet to an iron rod;

N 86° 30' 04" W 84.43 feet to an iron rod;

Thence leaving State Property line, N 05° 01' 23" W 88.03 feet to a point on the southern margin of an eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way for the next three calls,

N 88° 37' 25" E 17.24 feet to a point;

S 86° 26' 32" E 619.24 feet to a point;

S 87° 22' 47" E 154.17 feet to the point of beginning;

Containing 3.14 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138.

Being a portion of the same property conveyed to Glen Edward Alred by deed of record in Instrument No. 20020726-0090016 in the Register's Office for Davidson County, Tennessee.