FOR RECORDING PURPOSES

LTIC File No.

31B
S&R
TRACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 125,000.00

R. White
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 12-21-05

Lori McPherson
NOTARY PUBLIC

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

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 / 45

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,

MILTON WAYNE ALRED AND WIFE, JULIA O. 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:

Davidson County DEEDWARR
Recvd: 12/28/05 11:19 2 pgs
Fees:13.00 Taxes:462.50
20051228-0155146

Parcel 45.00

Land in Davidson County, Tennessee

Described more precisely as follows:

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

Thence, N 86° 29' 27" W 282.79 feet to the point of beginning;

Thence leaving said margin of eighteen foot right-of-way, S 18° 40' 00" W 406.17 feet to the property of the State of Tennessee;

Thence with State Property, N 72° 23' 31" W 150.26 feet to a point;

Thence leaving State Property line, N 18° 31' 28" E 368.26 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° 23' 52" E 156.53 feet to the point of beginning;

Containing 1.34 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 the same property conveyed to Milton Wayne Alred and wife, Julia O. Alred, by Deed of Record in Book 9869, page 162, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:
25' Access and Utility Easement as described in Book 9869, page 162, in the Register's Office for Davidson County, Tennessee.
Taxes for the year 2006 and subsequent years.

THIS IS (X) IMPROVED (____) UNIMPROVED PROPERTY KNOWN AS: 116-B 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

Milton Wayne Alred
MILTON WAYNE ALRED

Julia O. Alred
JULIA O. 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, MILTON WAYNE 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, TN this 21 day of Dec. 2005.

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Lori McPherson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

STATE OF Tenn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA O. 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, TN 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

FURNISHED BY:

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