Davidson County DEEDWARR
Recvd: 01/03/06 11:18 2 pgs
Fees:13.00 Taxes:439.93
20060103-0000481

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of December, 2005.

Notary Public

My Commission Expires: 11/8/06

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenny W. Meeks

8969 Hwy 100
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

168-00-0-084.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Kovnesky and James Shannon Stanley, both unmarried, as joint tenants with right of survivorship hereinafter referred to as Grantors, hereby transfers and conveys to Kenny W. Meeks, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEGINNING in the southerly right of way of Highway No. 100, said point being the northwest corner of the property conveyed to W. W. Mitchell and wife, Pauline Mitchell, by deed from Jesse M. Sawyer and wife, of record in Book 1586, page 236, Register's Office for said County; thence with Mitchell's west line, South 1 degree East 764 feet to a stake; thence South 74 deg West 100 feet to a stake; thence North 3 ½ degrees West 555 feet to a stake; thence North 14 degrees West 190 feet to a stake in the southerly margin of Highway No. 100; thence with the southerly margin of said Highway No. 100, North 73 degrees East 163 feet to the beginning.

Being the same property conveyed to Stephen Kovnesky by warranty deed from James D. Spain and wife, Claire D. Spain, of record in book 11336, page 786, Register's Office for Davidson County, Tennessee, dated February 8, 1999. Further being conveyed to Stephen Kovnesky and James Shannon Stanley, both unmarried, by quitclaim deed from Stephen Kovnesky, of record in Book 11378, Page 575, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement as shown of record in Instrument No. 199912150303525, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 8969 Hwy 100, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of December, 2005.

Stephen Kovnesky

James Shannon Stanley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stephen Kovnesky and James Shannon Stanley, both unmarried, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/27/2005.

Witness my hand and official seal this 27th day of December, 2005.

My Commission Expires: 11/8/08

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008