20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 2006

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DORIS COLEY SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/05/06 13:10 3 pgs
Fees:18.00 Taxes:777.00

20060105-0001624

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. St. Charles (NAME)	SAME AS NEW OWNER (NAME)	MAP 044-05-0
29 Carter Lane (ADDRESS)	(ADDRESS)	PARCEL 088.0
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. St. Charles and wife, Susanna M. St. Charles

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

LAND in Davidson County, Tennessee, BEING Lot "A" on the Plan of the "Re-subdivision of Lot 109 (Plan of Rayon City, Bk. 843, P. 13, R.O.D.C., Tenn.) and Lot 1 (Plan of the Re-subdivision of Lots 110, 111, 112, 113, & 114 etc., BK 4470, P. 165, R.O.D.C., Tenn.)" of record in Book 5060, page 92, Register's Office for Davidson County, Tennessee, said Lot "A" being described as follows:

BEGINNING at a point in the northeasterly margin of Rayon Drive, the common corner of Lots "A" and "B"; thence, with the said margin of Rayon Drive and continuing with the northeasterly line of Lot 116, said plan of Rayon City, N. 46 deg. 34' W. 135.4' to an iron pin, the corner of Lot 2 (Plan of the re-subd. of Lots 110, etc.); thence, with the line of Lot 2 N 41 deg. - 14' E. 139.5' to an iron pin; thence, with another line of Lot 2, N. 46 deg. - 34' W. 110.0' to an iron pin in the margin of an un-named street sometimes called Hillman Place; thence, with the margin of the same, N. 41 deg. - 14' E. 20.0' to a point in the southwesterly margin of the right-of-way of the L & N R.R. (formerly the T C Rwy); thence, with said right-of-way S. 46 deg. - 34' E. 254.6' to an iron pin; thence, with the common line between lots "A" and "B", S. 44 deg. - 32' - 25" W. 159.41' to the point of the beginning.

BEING the same property conveyed to Tennessee Valley Distributing, Inc., a

CONTINUED

unimproved ( )
This is improved ( ) property, known as 350 Hillman Place, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 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 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 4th day of January, 2006

Tennessee Valley Distributing, Inc.
By: Angelo M. Crespo, Sr.
Angelo M. Crespo, Sr., President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, 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 _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Angelo M. Crespo, Sr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Tennessee Valley Distributing the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Angelo M. Crespo, Sr. as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 4th day of January 2006.

My commission expires 11/25/06

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

D. Annette Maples
Notary Public

LEGAL DESCRIPTION CONTINUATION

Tennessee corporation, by Warranty Deed from Ramona C. Odom and husband Richard A. Odom, recorded August 28, 1986, in Book 6963, page 25, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.