Davidson County DEEDWARR
Recvd: 02/22/06 09:36 2 pgs
Fees:13.00 Taxes:1461.50
20060222-0020485

FILE NO: 2006015
Box 484

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) CKL Properties, LLC	(NAME) Same as new owner	Map & Parcel 161-270
(STREET ADDRESS) 5110 John Hagar Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH M. CLEMENTS AND SUNTRUST BANK (FORMERLY THIRD NATIONAL BANK IN NASHVILLE), CO-TRUSTEES U/W VALERIA CLEMENTS F/B/O BETTY ARMISTEAD, and JAMES H. ARMISTEAD III,** has this day bargained and sold, and does hereby transfer and convey unto the said, **CKL PROPERTIES, LLC, a Tennessee limited liability company.** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being **Lot No. 3** on the Plan of Resubdivision of Lot No. 1 Maple Ridge, as shown on plat of record in Plat Book 8250, page 187, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Together with an easement appurtenant thereto as set forth in instrument of record in Book 8941, page 180, said Register's Office.

Being the same property in which a 37 ½% interest was conveyed to Third National Bank in Nashville, Trustee, by deed from James H. Armistead Jr., of record in Book 9694, page 697, Register's Office, Davidson County, Tennessee, and being the same property in which a 37.5% interest was conveyed to James H. Armistead III, by deed from James H. Armistead Jr., of record in Book 11452, page 340, Register's Office, Davidson County, Tennessee, and being the same property in which the interest of W.L. Bainbridge III was conveyed to Elizabeth Clements and SunTrust Bank (formerly Third National Bank in Nashville, Trustee) Co-Trustees u/w Valeria Clements f/b/o Betty Armistead by deed of record in Instrument No. 20050516-0055121, said Register's Office. The conveyance to Third National Bank in Nashville, Trustee in that deed of record in Book 9894, page 697, referenced hereinabove, was in fact a conveyance to said Trustee u/w Valeria Clements f/b/o Betty Armistead and by execution of this deed, SunTrust Bank, as successor to Third National Bank in Nashville hereby conveys the interest received by Third National Bank in Nashville as Trustee in that deed of record in Book 9694, page 697, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Subscribed and sworn to before me this the 21st day of February, 2006.

Affiant

My commission expires: 7/25/09

Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires Jan 25, 2009

This is improved property known as 5828 Nolensville Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, 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.

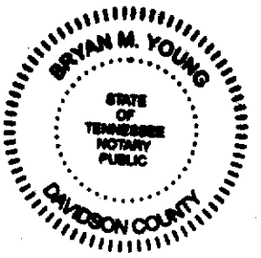
Witness our hand this 21st day of February, 2006.

SUNTRUST BANK, Co-Trustee, U/W Valeria Clements (f/b/o Betty Armistead)

By: _____
William L. Fuson, Group Vice President

James H. Armistead

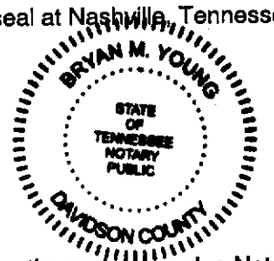
Elizabeth M. Clements, Co-Trustee, U/W Valeria Clements (f/b/o Betty Armistead)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **WILLIAM L. FUSON,** with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Group Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of February, 2006.



Notary Public
My Commission Expires: 1/23/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. ARMISTEAD III,** the within named 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, Tennessee, this 21 day of February, 2006.



Notary Public
My Commission Expires: 1/23/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH M. CLEMENTS,** the within named 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, Tennessee, this 21 day of February, 2006.

Notary Public
My Commission Expires: 1/23/2010

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8506, page 675, Register's Office, Davidson County, Tennessee.
3. Subject to Easement for Ingress and Egress of record in Book 8941, page 180, Register's Office, Davidson County, Tennessee.
4. Subject to Easement Agreement to South Central Bell of record in Book 8384, page 29, Register's Office, Davidson County, Tennessee.
5. Subject to Perpetual Easement for highway purposes of record in Book 4018, page 600, Register's Office, Davidson County, Tennessee.
6. Subject to all matters shown on the plat of record in Book 8250, page 187, Register's Office of Davidson County, Tennessee.