Davidson County DEEDWARR
Recvd: 05/04/06 13:39 3 pgs
Fees:18.00 Taxes:2238.50

20060504-0052062

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44564 **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 3RD **DAY OF MAY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
API PROPERTIES 416 LLC	**SAME**	**20-18**
16710 Sanctuary Estates Drive		**14D 47050**
Cape Coral, Florida 33993		

FOR AND IN 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 **I, JERRY C. PENDERGRASS, an Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **API PROPERTIES 416 LLC,**
A Nevada Limited Liability Company

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Jerry C. Pendergrass by deed from Hidden Falls Resort, LLC, of record in Book 11261, page 635, Register's Office for Davidson County, Tennessee.

Power of Attorney granted Alan L. Saturn or Alan D. Mazer of record in Instrument Number 20050413-0040787, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property known as 6251 Lake Road, Joelton, Tennessee 37080

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 3rd day of May, 2006.

Jerry C. Pendergrass by Alan L. Mazer AIF

JERRY C. PENDERGRASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1st day of May, 2006, before me personally appeared ALAN D. MAZE to me known to be the person who executed the foregoing instrument in behalf of JERRY C. PENDERGRASS, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JERRY C. PENDERGRASS, as though he had personally acted.

WITNESS my hand and official seal this the 3rd day of May, 2006, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Lake Road, and being a corner to Scott A. Werner (deed book 7433, Page 433); thence, leaving said road and with said Werner for the next eight calls as follows: South 06 deg. 36' 36" west for a distance of 22.90 feet to a point; thence South 64 deg. 30' 34" East for a distance of 98.00 feet to a point; thence South 61 deg. 30' 34" East for a distance of 107.00 feet to a point; thence, South 54 deg. 30' 34" East for a distance of 62.00 feet to a point; thence, south 73 deg. 29' 26" West for a distance of 170.00 feet to a point; thence, South 47 deg. 49' 16" West for a distance of 513.82 feet to a point thence, South 23 deg. 36' 26" West for a distance of 287.00 feet to a point; thence South 38 deg. 59' 26" West for a distance of 613.00 feet to a point near the corner of said Werner, and Steven C. Zeitlin; thence, with said Zeitlin for the next five calls as follows: North 56 deg. 23' 34" West for a distance of 120.00 feet to a point; thence South 78 deg. 29' 26" West for a distance of 247.00 feet to a point; thence North 60 deg. 15' 15" West for a distance of 250.00 feet to a point in Marrowbone Creek; thence, with said creek, North 38 deg. 15' 15" West for a distance of 214.00 feet to a point; thence, continuing with said creek, North 69 deg. 45' 15" West for a distance of 139.00 feet to a point in said creek in the line of said Zeitlin, a corner to Steven H. Fishel; thence, leaving said creek and with the line of said Fishel for the next four calls as follows: North 04 deg. 22' 12" East for a distance of 54.00 feet to an iron pin found; thence, North 79 deg. 22' 12" East for a distance of 85.05 feet to an iron pin found; thence, North 87 deg. 44' 45" East for a distance of 165.03 feet to an iron pin found; thence, South 58 deg. 38' 03" East for a distance of 81.00 feet to an iron pin set, a corner to said Fishel and in the line of Thomas E. Walker; thence with said Walker, South 25 deg. 08' 36" East for a distance of 141.00 feet to an iron post (found); thence, continuing with said Walker, North 68 deg. 51' 24" East for a distance of 57.00 feet, to an iron pin set near the westerly margin of said Lake Road; thence, with the center of said road for the next seven calls as follows: South 72 deg. 47' 23" East for a distance of 22.80 feet to a point; thence, North 64 degrees 25' 21" East for a distance of 124.37 feet to a point; thence, North 56 deg. 49' 49" East for a distance of 54.56 feet to a point; thence, North 48 deg. 17' 09" East for a distance of 841.23 feet to a point; thence, North 45 deg. 41' 22" East for a distance of 87.86 feet to a point; thence, North 38 deg. 27' 17" East for a distance of 261.29 feet to a point in the center of said road; thence, North 40 deg. 08' 01" East for a distance of 107.71 feet to an iron pin set in the northerly margin of said road; thence, North 64 deg. 46' 04" East for a distance of 100.00 feet to a point in the northerly margin of said road, thence, crossing said road, South 17 deg. 08' 18" East for a distance of 28.18 feet to the point of beginning, containing 12.87 acres, more or less, per survey dated December 10, 1996, by Ray G. Cole, R.L.S. No. 924.