Davidson County DEEDWARR
Recvd: 06/07/06 12:07 2 pgs
Fees:13.00 Taxes:1147.00
20060607-0067579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alliance Development, LLC
4370 Kenilwood Dr
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

163-00-0-172.00

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, **James Andrew Layne** hereinafter referred to as Grantor, hereby transfers and conveys to **Alliance Development, LLC, a Tennessee limited liability company** hereinafter referred to as Grantee, its heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the 2nd Civil District of Davidson County. Tennessee described according to a survey made by Hickerson Engineers, October 15, 1964, as follows:

Beginning on an iron pin on the southeasterly margin of Rural Hill Road, at the southwest corner of the property conveyed to Earl Cullum and wife by deed from Brentwood Estates, Inc., as of record in Book 3828, page 349 Register's Office for said County; thence with said Cullum southern boundary line, South 65 deg. 45 minutes East 1235 feet to an iron pin in a fence row; thence with said fence row South 2 deg. 45 minutes East 165.0 feet to an iron pin; thence North 65 deg. 15 minutes West 1358.60 feet to a point in the southeasterly margin of Rural Hill Road; thence with the margin of the same in a northeasterly direction 150.0 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING: Beginning at a point, said point being on the existing eastern right-of-way of Rural Hill Road and on the common property line of parcel 163-00-172 and 163-00-96.01; thence along said property line along a curve to the left of

radius 688.70 feet for 138.69 feet to a point on the common property line of parcels 163-00-172 and 163-00-95.03; thence along said property line N 60 degrees 28 minutes 09 seconds W for 34.01 feet to a point on the existing right-of-way line of Rural Hill Road; thence along said right-of-way line along a curve to the right of radius 465.35 feet for 62.58 feet; thence N 54 deg. 51 minutes 46 seconds E for 83.68 feet to the point of beginning and containing therein an area of 2526.17 square feet more or less.

Being the same property conveyed to James Andrew Layne by will of record in Will Book 194, page 356 and Quitclaim Deed of record in Book 10159, page 521 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement in favor of Metropolitan Government of Davidson County, Tennessee of record as Instrument No. 200409100109391 Register's Offfice for Davidson County, Tennessee.

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 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1396 Rural Hill Road, Antioch, TN 37013.

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 5th day of June, 2006.

James Andrew Layne

James Andrew Layne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Andrew Layne, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

260501815