WARRANTY DEED

State of Tennessee
County of Davidson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2006.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 7,500.00
Bobby D Davis
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF July 20 06
Brandi Sivers
Deputy Register

THIS INSTRUMENT WAS PREPARED BY
BOBBY D> DAVIS.. ATTORNEY AT LAW. 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	SAME	Map and Parcel Numbers
S &E Enterprises of Simpson County, LLC		52-03-064, 52-03-142, 43-15-079,43-11-163, 92-09-35 and 52-05-149
(ADDRESS)	(ADDRESS)	
1215 Autumn Oaks Drive		
(CITY) (STATE) (ZIP) Franklin, Ky. 42134	(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melissie E. C. Bush, Trustee (also known as Melissie Earlene Conrad Bush, Trustee) and Harold Duncan HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & E Enterprises of Simpson County, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1, Map 052-03 Parcel 64

A tract of land located in the 10th Civil District of Davidson County, fronting 96 feet, more or less on an unnamed dirt road and running back between parallel lines 250 feet, more or less, to a dead line running 96 feet, more or less, in the rear. This tract is located near the Larkin Springs Road north of Sanitarium Road and contains ½ acre more or less. This is unimproved property Known as 350 Larkin Springs Rd., Madison, Tn. 37115.

Tract 2, Map 052-03 Parcel 142

A Tract or land which fronts on the south side of Provident Pass east of Farris Ave., Approximately 90 feet by 92 feet irregular. This is unimproved property S of New Provident Pass and E of Farris Ave.

Tract 3, Map 043-15, Parcel 79

Property on the South side of Provident Pass west of Farris Avenue. The property fronts 163 feet on Provident Pass and runs back in an irregular shape with the property being 206 feet on one side. This is unimproved property and known as 910 New Provident Pass, Madison, Tn. 37115.

Tracts 1, 2 and3 are part of the same property conveyed to the grantor by deed of record in Book 6564, page 793, Register's Office for Davidson County, Tennessee.

Tract 4, Map 52-05, Parcel 149

Being tract 42, Block K of Madison Park Subdivision, of record in book 974, page 38, R.O.D.C. Said lot fronts 50 feet on Harvard Avenue and runs back between lines 110 feet. This unimproved property on Harvard Avenue.

Tract 4, is part of the same property conveyed to grantor by deed in book 6564, Page 782, R.O.D.C.

Davidson County DEEDWARR
Recvd: 07/14/06 09:32 2 pgs
Fees:13.00 Taxes:27.75
20060714-0084799

Tract #4, Map and Parcel # 043-11-0 163

Land in Davidson County Tennessee and described as follows: Land In Davidson County Tennessee, and being lot no. 23, on the Second Revised Plan of Myatt-Eagan Subdivision, of Lot No. 2 and 3 of Anderson Estates, of record in book 1424, page 150, R.O.D.C.

Said lot No. 23 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Included in the above description but hereby excluded from this conveyance is the following property: Beginning at a point in the southwest corner of the lands of James T. Conrad and Alfred Rutherford and running along the west boundary line 100 feet to a point; thence north 88 deg. East 210 feet to a point on the east boundary line; thence along east boundary line 100 feet to the southerly boundary line; thence south 88 deg. West along the southerly boundary line 210 feet to the point of beginning, containing .48 acres, more or less.

Being the same property conveyed grantor by deed of record in book 6564, page 782, R.O.D.C. This is unimproved property on Larchmont Dr.

Tract # 5, Map and Parcel #[redacted]-0 035

Land in Davidson County Tennessee and described as follows: Being Lots No. 124 and 125 of the W.R. Wilson tract of record in book 332, page 161, R.O.D.C:

Said lots ajoin and front together 88 feet on the north side of Delaware Avenue and run back between lines 126 feet on the east line and 130.5 feet on the west line to a dead line.

Being the same property conveyed to the grantor by deed or record in book 6564, page 782, R.O.D.C. This is unimproved property on Delaware Ave.

unimproved (X)

TO HAVE 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 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/Our) hand(s) this _____ day of _____, 2006

Melissie E.C. Bush (Trustee)

Harold N. Duncan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissie E. C. Bush, Trustee & Harold Duncan

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 17 day of July, 2006.

BOBBY D. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-26-09

~~of the~~ _____ to be the _____ and _____ respectively