PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN. 38402
PO Box 339

Davidson County DEEDWARR
Recvd: 08/29/06 09:11 3 pgs
Fees:18.00 Taxes:5994.00
20060829-0106410

Map - 118-2
Parcel - 224 and 286

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Steven R. Bostelman and wife, Monica L. Bostelman, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Bertis Fesmire and wife, Tamara Fesmire, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

See Attached Exhibit "A".

Being the same property conveyed to Steven R. Bostelman and wife, Monica L. Bostelman by Instrument No. 20010309-0022497 recorded March 9, 2001, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; grant of license for encroachment of record in Book 8790, Page 359, Register's Office of Davidson County, Tennessee; easement for ingress and egress as retained by Instrument of record at Instrument No. 20010309-0022497; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of August, 2006.

Steven R. Bostelman

Monica L. Bostelman

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Steven R. Bostelman and wife, Monica L. Bostelman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2006.

My commission expires:
8-17-2009

Kristin C. Parker
Notary Public

KRISTIN C. PARKER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,620,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2006.

My commission expires:
8-17-2009

Kristin C. Parker
Notary Public

KRISTIN C. PARKER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:
Bertis Fesmire and Tamara Fesmire
2712 Westwood Drive
Nashville, Tennessee 37204

PERSON(S) RESPONSIBLE FOR TAXES:
Same as new owners

G:\Kristin\Commercial Closings\Fesmire\Deed.doc

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey made by Cherry Land Surveying, Inc., dated November 28, 2000, Job No. 00052BND, as follows:

Being a tract of land lying in the City of Berry Hill, Davidson County, Tennessee, also being Lots 1 and 2 of the Resubdivision of Lots 68, 73 and 74 Consolidation Westwood Subdivision, as of record in Plat Book 6050, page 492, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Westwood Drive, 50 feet in width, at a corner common with the property of The Alcohol and Drug Control of Middle Tennessee, Inc., as of record in Deed Book 9410, page 487, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Westwood Drive, with the southerly property line of The Alcohol and Drug Control of Middle Tennessee, Inc., North 74 deg 28 min 05 sec East, 359.58 feet to a pk nail set at the intersection of the southerly right-of-way line of an unnumbered alley, 10 feet in width, and the westerly right-of-way line of White Avenue, 50 feet in width;

Thence leaving the southerly right-of-way line of said unnumbered alley with the westerly right-of-way line of White Avenue, South 15 deg 27 min 59 sec East, 149.72 feet to a chiseled mark in concrete, at the intersection with the northerly right-of-way line of an unnumbered alley, 10 feet in width;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly right-of-way line of said unnumbered alley, South 74 deg 28 min 41 sec West, 359.74 feet to an existing iron pipe, at a corner common with the property of Ron Chancey Productions, Inc., as of record in Deed Book 8809, page 876, at the Register's Office for Davidson County, Tennessee, in the easterly right-of-way line of Westwood Drive;

Thence with the easterly right-of-way line of Westwood Drive, North 15 deg 24 min 26 sec west, 148.82 feet to the point of beginning, containing 53,687 square feet or 1.233 acres more or less.

Being the same property conveyed to Gary L. Semanchik and wife, Lucy Semanchik by deed from Jorge E. Moran and spouse, Judy E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 9927, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, including those that are of record.

INCLUDED in the above legal description is an easement (described below) retained by Grantor for purposes of ingress and egress from White Avenue to property known as Map 118-2, Parcel 220, Davidson County, Tennessee, said property being served by said easement is described as follows:

Land in Davidson County, Tennessee, being Lot no. 3 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the westerly margin of Interstate Highway 65, and the northerly margin of Biloxi Avenue; thence, with the margin of said Biloxi Avenue, S. 53 deg. 42 min. 27 sec. W. 177.92 feet to an iron pin set in the margin of said Avenue, and in the easterly margin of a 15 foot alley; thence, with the margin of said alley, N. 15 deg. 00 min. 54 sec. W. 164.00 feet to an iron pin set corner to said alley, and the southerly margin of a 10 foot alley; thence, with said alley, N. 74 deg. 28 min. 4 sec. E. 165.00 feet to an iron pin set in the westerly margin of said I-65; thence with said margin, S. 15 deg. 27 min. 59 sec. E. 100.90 feet to the beginning.

Being the same property conveyed to Gary L. Semanchik and spouse, Lucy A. Semanchik, by deed from Jorge E. Moran and spouse, Judith E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 11650, page 386, Register's Office for Davidson County, Tennessee.

EASEMENT DESCRIPTION: Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a proposed access easement, and being more particularly described according to a survey made by Cherry Land Surveying, Inc., dated November 28, 2000, Job No. 00052BND, as follows:

Beginning at a chiseled mark in concrete at the intersection of the northerly right-of-way line of an alley, 10 feet in width, and the westerly right-of-way line of White Avenue, 50 feet in width;

Thence leaving the westerly right-of-way line of White Avenue, with the northerly right-of-way line of said alley, South 74 deg 28 min 41 sec West, 98.00 feet to a point;

Thence leaving the northerly right-of-way line of said alley, with a line through Lot 2 of the Resubdivision of Lots 68, 73 and 74 Consolidation, Westwood Subdivision, also being the property of Gary L. and Lucy Semanchik, as of record in Deed Book 9927, page 47, at the Register's Office for Davidson County, Tennessee for the following three calls:

North 07 deg 23 min 25 sec West 14.00 feet to a point;

North 74 deg 28 min 41 sec East, 68.00 feet to a point;

North 04 deg 28 min 01 sec East, 83.00 feet to a point in the westerly right-of-way line of said White Avenue;

Thence with the westerly right-of-way line of White Avenue, South 15 deg 27 min 59 sec East, 90.00 feet to the point of beginning, containing 2,269 square feet or 0.052 acres more or less.