Davidson County DEEDWARR
Recvd: 09/22/06 10:03 2 pgs
Fees:13.00 Taxes:92.50

20060922-0117617

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44924 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermitage Explosives Corporation, Inc.	SAME AS NEW OWNER	60-47
205 Lemuel Road		12DZ 48000
Nashville, TN 37207		

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/WE,

Stadium Properties Company, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hermitage Explosives Corporation, Inc.

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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Lot No. 1 on the plan of the Division of the Clairborne Y. Hooper Lands, of record in Minute Book "A", Page 693, and in Minute Book "C", Page 400, of the Chancery Court at Nashville, and described as follows:

BEGINNING at the intersection of the north margin of a 10 foot lane as shown on the Plan of a Subdivision of the Len K. Hart Property of record in Book 421, page 16 in the Register's Office of Davidson County, Tennessee and the west line of Lot 17 in said Plan of a Subdivision of the Len K. Hart Property, point also being in a rock wall fence; thence North 05 degrees 02 minutes 10 seconds East (basis of bearings Tennessee State Plane NAD 83) along said rock wall fence a distance of 183.30 feet; thence south 85 degrees 32 minutes 52 seconds East a distance of 785.50 feet to the northwest corner of a tract of land as described in Instrument #200201080003043 in said Register's office; thence south 04 degrees 24 minutes 49 seconds West along the west line of said tract a distance of 182.76 feet to the southwest corner thereof, point also being on the north margin of the aforementioned 10 foot Lane; thence North 85 degrees 35 minutes 11 seconds West along said north margin a distance of 787.50 feet to the Point of Beginning, containing 3.30 acres more or less.

Being the remaining portion of the same property conveyed to Stadium Properties Company, Ltd., by deed from Jean R. Stoloff, of record in Book 11461, page 48, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved (X) property known as 3.31 Acres - 2816 Dickerson Pike, Nashville, TN 37207

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/our hand(s) this 19th day of September, 2006

Stadium Properties Company, Ltd.

BY: _____
BOBBY YOUNG, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bobby Young with whom I am personally acquainted and who upon oath(s) acknowledged ~~him/herself~~ to be the President of the Stadium Properties Company, Ltd. the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of STADIUM PROPERTIES COMPANY, LTD., by the said Bobby Young as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of September, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010