RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44948 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 12/20/06 14:59 3 pgs
Fees:18.00 Taxes:296.00

20061220-0156891

WARRANTY DEED

ALAN L. SATURN
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 $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

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
Mid-South Maintenance of Tennessee, Inc.	Regions Bank	39-277
132-B Volunteer Drive	112 Long Hollow Pike	
Hendersonville, TN 37075	Goodlettsville, TN 37072	

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,

Edith E. Carney, Unmarried

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

Mid-South Maintenance of Tennessee, 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:

See Attached Legal Description

Being the same property conveyed to Edith E. Carney by deed from Anna Lovell, of record in Instrument Number 20050405-0036804, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 5010 Clarksville Pike, Whites Creek, TN 37189

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 10th day of November, 2006

Edith E. Carney

Edith E. Carney, Unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Edith E. Carney, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2006

Notary Public

My Commission Expires: 7/24/2010



Exhibit A:

Land in the 14th Civil District of Davidson County, Tennessee and described according to a surv ey by George W. Watkins, Surveyor as follows:

Beginning at a point in the northeasterly margin of State Highway No. 112, (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Parman Oil Company property; thence N 59 deg. 30' E along the northerly margin of the Parman Oil Company property a distance of 435.5 feet to a point; thence S 37 deg. 45' E along the rear line of the Parman Oil Company a distance of 107 feet to a point; thence N 37 deg. 00' E a distance of 211.2 feet to a point; thence N 57 deg. 15' E a distance of 132 feet to a point; thence N 57 deg. 01' E a distance of 158.4 feet to a point; thence N 49" 36' E a distance of 90.5 feet to a point; thence N 40 deg. 29' E a distance of 94.5 feet to apoint; thence N 61 deg. 16' E a distance of 92.3 feet to a point; thenceN 52 deg. 08' E a distance of 118.3 feet to a point; thence N 75 deg. 23' E a distance of 165.9 feet to a point; thenceN 65 deg. 05' E a distance of 87.7 feet toa point; thence N 62 deg. 19' E a distance of 53.5 feet to a point; thence N 87 deg. 17' E a distance of 35.9 feet to a point; thene N 73 deg. 23' E a distance of 108.1 feet to a point; thence N 64 deg. 40' E a distance of 192 feet to an iron pipe in the corner of a fence, said point being the extreme easterly point of said property; thence N 87 deg. 00' W along and existing fence a distance of 1356 feet more or less to a point in sid fence roll; thence South 28 deg. 30' W along an existing fence roll a distance of 655 feet more or less to a point; thence S 87 deg. 00' E along a f ence roll 320 feet more or less to a point; thence S 21 deg. 30' E a distance of 149 feet to a point; thence S 59 deg. 30' W along the southerly margin of the Moore property a distance of 566 feet to a point in the margin of State Highway No. 112, (Clarksville Highway), and; thence 37 deg. 00' E along the m argin of said highway a distance of 16 feet to the point of the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THE FOLLOWING DESCRIBED 8 ACRE TRACT.

Beginning at a point in the norhteasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property, thence leaving the margin of Clarksville Pike, N. 59 deg. 30' E. a distance of 848 feet to a point; thence N. 21 deg. 15' 51" W . a distance of 245 feet to a point; thence N. 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N. 87 deg. W a distance of 655 feet more or less to a point; thence S. 87 deg. E. a distance of 320 feet more or less to a point; thence S. 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W . a distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike, thence, with the margin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres of land more or less and being a portion of the same property as described in Deed Book 11175, page 219, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Anna Lovell by Warranty Deed from Sandra J. Lee of record in Instrument Number 20030311-0031565, Register's O ffice for Davidson County, Tennessee.

ALSO INCLUDED IN THIS CONVEYANCE a 16 feet wide Ingress & Egress Easem ent granted soley to the herein described Lender. This easem ent will expire when this Deed of Trust has been satisfied.

Easement described as follows: Beginning at a point situated in the northeasterly margin of Clarksville Highway, said point being the point of beginning of the above described parcel, thence N. 59 deg. 30' E. a distance of 858 feet more or less to a point; thence N. 21 deg. 15' 51" W . a distance of 16.4 feet fore or less to a point; thence S. 59 deg. 30' W . a distance of 852.5 feet more or less to a point situated in the northeasterly margin of Clarksville Pike; thence along the m argin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning.

Being a portion of the same property conveyed to Anna Lovell by Warranty Deed from Sandra J. Lee of record in Instrument Number 20030311-0031565, Register's O ffice for Davidson County, Tennessee.