WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/07 10:47 3 pgs
Fees:18.00 Taxes:832.50

20070122-0008310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2007

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pence (NAME)	same (NAME)	MAP 175
1050 Bewley Hollow Road (ADDRESS)	(ADDRESS)	PARCEL 202
Elizabethtown, KY 42701 (CITY) (STATE) (ZIP)	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greenway Enterprises Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Pence and wife, Patsy Pence

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:

A tract of land lying in Nashville, Davidson County, Tennessee, being known as Lot 2, on the plan of Star Subdivision, as of record in Plat Instrument No. 20000310-0025164, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated 11/30/06 by R. Scot Cherry, RLS #1512, 622 West Iris, Nashville, TN, as follows:

Beginning at an existing iron rod on the southerly right of way line of Old Hickory Blvd. at corner common with James M. Cunningham, as of record in Deed Book 4798, page 128, as said Register's Office; thence with the southerly right of way line of Old Hickory Blvd., South 68 deg. 09' 08" East, 109.32 feet to an iron rod set at a corner common with Stafford Partners No. 1, LP, as of record in Deed Instrument 20030811-0113996, at said Register's Office; thence leaving the southerly right of way line of Old Hickory Blvd. with the westerly property line of Stafford Partners No. 1, LP, South 10 deg. 03' 35" West, 426.17 feet to an existing iron rod at a corner common with Michael R. Johnson, as of record in Deed Instrument 20030708-0093526, at said Register's Office; thence with the westerly property line of Michael R. Johnson, South 09 deg. 52' 30" West, 252.15 feet to an existing iron rod at a corner common with Superior Investments, as of record in Deed Instrument 20030501-0058220, at said Register's Office; thence with the northerly property line of Superior Investments, North 75 deg. 58' 13" West, 242.38 feet to an existing iron rod

CONTINUED

unimproved (X)
This is improved ( ) property, known as 12619 Old Hickory Blvd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of January, 2007.

Greenway Enterprises Partnership

By: _____

Tom Wolf, Managing Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____ _____

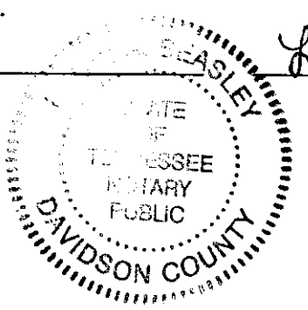
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Tom Wolf and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Partner and _____ respectively of the Greenway Enterprises Partnership the within named bargainor, and corporation, and that he as such Managing Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Tom Wolf as such Managing Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 12th day of January 2007.

My commission expires 11/14/09



Laura A. Beasley

Notary Public

LEGAL DESCRIPTION CONTINUATION

at a corner common with Rhino Realty, LLC, as of record in Deed Instrument 20050128-0010685, at said Register's Office; thence with the easterly property line of Rhino Realty, LLC, North 15 deg. 21' 45" East, 365.11 feet to an existing iron rod at a corner common with said James M. Cunningham; thence with the property line of James M. Cunningham, South 67 deg. 18' 24" East, 63.44 feet to an existing iron rod; thence North 16 deg. 36' 05" East, 336.39 feet to the point of beginning, containing 122,121 square feet (2.80 acres more or less).

Being the same property conveyed to Greenway Enterprises Partnership, a Tennessee Partnership, by deed from Star Investments, a general pratnership, of record in Instrument No. 20000323-0029408, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20000310-0025164, said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument No. 20010913-0099915, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.