WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 11:04 3 pgs
Fees:18.00 Taxes:7400.00

20070206-0015392

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 2007

Laura A. Beasley
Notary Public

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

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
Pence Leasing, LLC (NAME)	(NAME)	MAP 173
P.O. Box 2005 (ADDRESS)	same (ADDRESS)	PARCEL 15
Elizabethtown, KY 42702 (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, Kaye Freels, unmarried, as beneficiary of the Will of Mel C. Barnes, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Pence and wife, Patsy A. Pence, as tenants in common, an undivided 1/5 (20%) interest and Pence Leasing, LLC, an undivided 4/5 (80%) interest

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, according to a survey by Steven D. Delle, RLS #1710, Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated 1/25/07 and being more particularly described as follows:

Beginning at an iron rod in the south right of way of Nolensville Pike approximately 440 feet southeast of Hills Chapel Road the northwest corner of the Mohammad T. Nazemi property as described in Instrument No. 20050216-0017602 Register's Office for Davidson County, Tennessee, and at the northeast corner of the property described herein; thence, leaving said right of way, South 48 deg. 29' 25" West, 834.45 feet to an iron rod; thence, North 17 deg. 35' 20" West 813.18 feet to an iron rod; thence, North 50 deg. 40' 51" East, 488.44 feet to an iron rod in the south right of way of Nolensville Pike; thence, with said right of way, with a curve to the right, having a radius of 7600.00 feet, a delta of 05 deg. 28' 00", an arc length of 725.13 feet, and a chord of South 42 deg. 49' 31" East 724.85 feet to the point of beginning and containing 491006 square feet or 11.272 acres, more or less.

Being part of the same property conveyed to Melvin C. Barnes by deed from Haley Contractors, Inc., of record in Book 5787, page 912, Register's Office for Davidson County, Tennessee. The said Melvin C. Barnes having since died and Kaye Freels being the beneficiary of the property under the Will of Mel C.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6309 Nolensville Pike, Nashville, TN 37211
(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 2nd day of February, 2007

Kaye Freels

Kaye Freels

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 Kaye Freels

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February 2007.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Barnes of record in Will Book 1614, page 295984, Probate Court for Davidson County, Tennessee. Melvin C. Barnes and Mel C. Barnes being one and the same person.

Subject to Codes Restriction of record in Book 6225, page 274, said Register's Office.

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