Davidson County DEEDWARR
Recvd: 04/11/07 09:22 2 pgs
Fees:13.00 Taxes:427.05
20070411-0043078

THIS INSTRUMENT PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
2628 OLD LEBANON ROAD
NASHVILLE, TN 37214

| NAME AND ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| H GROUP, LLC<br>840 Old Lebanon Dirt Road<br>Hermitage, TN 37076 | SAME AS NEW OWNER | MAP: 86<br>PARCEL: 348 |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowleded, the undersigned, DEBORAH J. FRIERSON, a single person, GRANTOR, has this day bargained and sold and does hereby transfer and convey unto H GROUP, LLC, GRANTEE, its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, described according to an unrecorded survey prepared by John D. McCormick, Registered Land Surveyor, dated April 28, 1993, as follows, to-wit:

Beginning at a point in the easterly margin of Tulip Grove Road, said point being the SW corner of the G.H.Robertson, etux Property as of record in Deed Book 1452, Page 111, said point being approximately 677 feet North of the centerline of Rockwood Drive; thence No. 82 deg. 18'58" East, a distance of 11.0 feet; thence No. 8 deg. 36'35" East, a distance of 251.24 feet; thence No. 12 deg. 30'06" East a distance of 132.01 feet; thence So. 74 deg. 47'38" East a distance of 178.10 feet; thence No. 5 deg. 32'31" East a distance of 175.00 feet; thence So. 84 deg. 27'29" East a distance of 310.00 feet; thence So. 9 deg. 57'01" West a distance of 467.14 feet; thence So. 82 deg. 18'58" West a distance of 493.23 feet to a point in the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road along a curve to the left with a radius of 979.93 feet, a distance of 50.00 feet to the point of beginning and containing 5.094 acres more or less.

BEING the same property conveyed to DEBORAH J. FRIERSON, A SINGLE PERSON, by deed from KENNETH P. FRIERSON AND WIFE, HUI CHA FRIERSON, RODERICK W. FRIERSON, A SINGLE PERSON, ROBERT C. FRIERSON AND WIFE, ANDREA D. FRIERSON, AND GREGORY M. FRIERSON, A SINGLE PERSON, of record in Book 8962, Page 35, dated May 15, 1993, said Register's Office.

INCLUDED in the above, but specifically excluded therefrom is that portion of the property described in the Quitclaim Deed of record as Instrument No. 20030103-0001112, Register's Office for Davidson County, Tennessee.

THIS is unimproved property located on and known as Tulip Grove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said GRANTEE, its successors and assigns, forever.

I covenant with the said GRANTEE that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same, and that the same is unencumbered except the 2006 property taxes, which are being paid by GRANTOR.

I further covenant and bind myself, my heirs and successors, to forever warrant and defend the title to the said real estate unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the GRANTOR to the GRANTEE with delivery of this deed.

WITNESS our hands on this the 3 day of April, 2007.

Deborah J. Frierson
DEBORAH J. FRIERSON

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 DEBORAH J. FRIERSON, a single person, the bargainer, with whom I am personally acquainted, or who presented adequate proof of identity, and acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3 day of April, 2007.

01-24-09
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CLYDE PAUL HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,420.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO and subscribed before me on this the 3 day of April, 2007.

NOTARY PUBLIC

My commission expires: 01-24-09

CLYDE PAUL HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.