Davidson County DEEDWARR
Recvd: 04/11/07 09:23 2 pgs
Fees:13.00 Taxes:2405.00
20070411-0043080

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 840 Old Lebanon Dirt Road Hermitage, TN 37076	SAME AS NEW OWNER	MAP: 86 PART OF PARCEL: 113

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, we, the undersigned, KENNETH P. FRIERSON, ROBERT C. FRIERSON, and DEBORAH J. FRIERSON, have 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:

TRACT NO. 1:
BEING 42 acres of land, the same property conveyed to Laura Evans by deed from William Wilson and others, of record in Book 723, Page 756, Office of the Register for Davidson County, Tennessee; the full legal description contained in said Dead is incorporated herein by reference. The property was devised to Mexie Frierson, the Grantor herein, by the Will of Laura Evans, of record in Will Book 51, Page 433, Office of the Probate Clerk for Davidson County, Tennessee.

TRACT NO. 2:
BEING 14 acres of land, the same property conveyed to Mexie Wilson Frierson by deed from William Wilson and others, of record in Book 723, Page 758, Office of the Register for Davidson County, Tennessee; the full legal description contained in the said deed is incorporated herein by reference.

INCLUDED in the description above, but excluded from this conveyance is that portion of the heretofore described real property previously conveyed to Deborah J. Frierson from Kenneth P. Frierson, et al, by Quitclaim Deed of record in Book 8962, Page 35, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to KENNETH P. FRIERSON, ROBERT C. FRIERSON, and DEBORAH J. FRIERSON, by deed from MEXIE N. FRIERSON, of record in Book 6822, Page 418, dated April 5, 1986, said Register's Office. Grantors KENNETH P. FRIERSON and ROBERT C. FRIERSON are married, and the above described premises is not the usual place of residence of either of them. Grantor DEBORAH J. FRIERSON is unmarried.

INCLUDED in the above, but specifically excluded therefrom is that portion of the property described in Deed Book 8962, Page 35, and as Instrument No. 20020724-0088959, 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.

We covenant with the said GRANTEE that we are lawfully seized and possessed of said real estate; that we 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.

We further covenant and bind ourselves, our 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 4th day of April, 2007.

KENNETH P. FRIERSON

ROBERT C. 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 KENNETH P. FRIERSON, ROBERT C. FRIERSON, and DEBORAH J. FRIERSON, the bargainors, with whom I am personally acquainted, or who presented adequate proof of identity, and acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of April, 2007.

01-24-09
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CLYDE PAUL HOLLAND NOTARY PUBLIC STATE OF TENNESSEE 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 $650,000.00, 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 4 day of April, 2007.

NOTARY PUBLIC

My commission expires: 01-24-09

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