WARRANTY DEED

DON K. HEAD JR
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires May 11, 2010

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/11/10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/16/07 13:20 3 pgs
Fees:18.00 Taxes:462.50

20070416-0045318

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Ray	Michael Ray	06012000600
(NAME)	(NAME)	
	150 Catone Dr	
(ADDRESS)	(ADDRESS)	
	Hendersonville, TN 37075-4937	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070740

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, **J&J Electric Company, Inc.**, and John Earl Buck and L. Marie Buck, as sole shareholders, and individually, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Ray and wife, Tonya Ray, an undivided 50% interest, Emanon Mortgage, a division of Liberty Trust Mortgage, Inc. an undivided 25 1/2% interest, and Lyons Family Partnership, LP, an undivided 24 1/2% interest**, hereinafter called the GRANTEES, **their** heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2927 Dickerson Pike, Nashville, TN 37207

(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, its successors, heirs and assigns forever; and do covenant with the said GRANTEES that it is 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 it does further covenant and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of April, 2007.

J&J Electric Company, Inc.

John Earl Buck by Louise Marie Buck

John Earl Buck by Louise Marie Buck as Attorney in Fact, pursuant to Power of Attorney appearing of record in Record Book 1174, page 300, Register's Office for Robertson County, TN

L Marie Buck

L. Marie Buck

By: John Earl Buck by Louise Marie Buck

John Earl Buck, President and Shareholder, by Louise Marie Buck as Attorney in Fact, pursuant to Power of Attorney appearing of record in Record Book 1174, page 300, Register's Office for Robertson County, TN

By: L Marie Buck

L. Marie Buck, Secretary and Shareholder

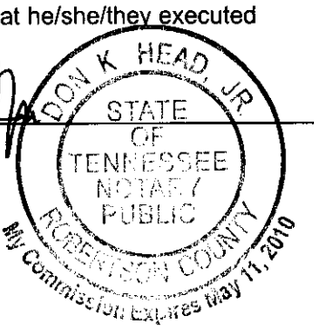
STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 12th day of April, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared L. Marie Buck to me known to be the person(s) described herein who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

My Commission Expires
5/11/10

Notary Public



STATE OF TENNESSEE

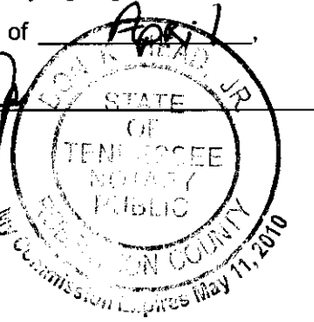
COUNTY OF ROBERTSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared L. Marie Buck and John Earl Buck, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Secretary and President, and Shareholders, respectively, of J&J Electric Co., Inc., the within named bargainor, a corporation, and that they as such Secretary and President and Shareholders, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by themselves as such Officers and shareholders.

Witness my hand and seal, at office in Springfield, Tennessee, this 12th day of April, 2007.

My Commission Expires
5/11/10

Notary Public



STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, Louise Marie Buck, known to me, satisfactorily proven to be the person who executed the foregoing instrument in behalf of John Earl Buck, individually and John Earl Buck as President and Shareholder, the bargainor, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of the said John Earl Buck.

Witness my hand and seal, at office in Springfield, Tennessee, this 12th day of April, 2007.

My Commission Expires
5/11/10

Notary Public

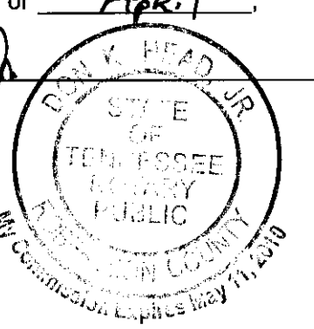


EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 and the Southerly 75 feet of Lot Nos. 45 and 46 of Block A, Highland Park Subdivision as of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Nos. 1, 2 and 3 and that part of Lot Nos. 45 and 46 front together 75 feet, 6 inches on the Easterly side of Dickerson Road and run back 228 feet, 2 inches on the Northerly line and 237 feet on the Southerly line with the Northerly margin of Sunset Drive to a dead line measuring 75 feet thereon.

BEING all of the same property conveyed to J&J Electric Company, Inc. by Warranty Deed from Emma Dawn White and husband, Arnold L. White, dated April 3, 1989 and filed of record in Book 7819, Page 594, Register's Office for Davidson County, Tennessee.