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Davidson County DEEDWARR
Recvd: 06/28/07 08:22 4 pgs
Fees:23.00 Taxes:1313.50

20070628-0076969

WARRANTY DEED

P-07-14131A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires SEPT. 20, 2008
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lao Buddhist Temple of Nashville	NEW OWNER	
14131 Old Hickory Blvd (ADDRESS)	(NAME)	181-31 & 142
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULA MARIE CURITS, EXECUTRIX, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAO BUDDHIST TEMPLE OF NASHVILLE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED

TRACT I: Being the same property conveyed to Paul M. Marsh and wife, Marie J. Marsh, by Warranty Deed from Walter R. Culbertson and wife, Ruth W. Culbertson, of record in Book 4807, Page 799, Register's Office for Davidson County, Tennessee, dated April 19, 1974, and recorded April 22, 1974.

Paul M. Marsh having since died, and wife, Marie J. Marsh being predeceased, leaving Paula Marie Curtis, Executrix of the Estate by document #04P684 has the power to sell real estate.

TRACT II: Being the same property conveyed to Paul M. Marsh and wife, Ellen M. Marsh, by Warranty Deed of record in Book 5371, page 182, said Register's Office. The said Ellen M. Marsh is one and the same person as Marie J. Marsh

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 14131 Old Hickory Blvd, Antioch, Tennessee 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/our hand(s) this 26th day of June, 2007.

Paula Marie Curtis Executrix
Paula Marie Curits

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Paula Marie Curits personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26h day of June, 2007.

Connie Hooper
Notary Public

My Commission Expires: 2-24-09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

EXHIBIT A
Legal Description Of Property

Tract 1 (Map 181, Parcel 31.00)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Parcel 31 on Property 181, Metropolitan Government of Nashville and Davidson County, Tennessee, described according to a survey made by Ernest Medlin, Registered Land Surveyor on December 12, 1972, as follows:

Beginning at an iron pin in the south margin of Old Hickory Boulevard, said point being 2335.15 feet, more or less, from the margin of the right-of-way of Pettus Road at its intersection with Old Hickory Boulevard; thence South 6 deg. 23 min. West 1056.76 feet to an iron pin; thence North 69 deg. 45 min. West 165.08 feet to an iron pin; thence North 5 deg. 30 min. East 1187.7 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the margin of said Boulevard, southeastwardly with a curve having a radius of 510.44 feet, a distance of 133.63 feet to an iron pin; thence continuing with the margin of Old Hickory Boulevard, South 35 deg. 54 min. East 114.02 feet to the point of beginning, containing 4.36 acres, more or less.

Tract II (Map 181, Parcel 142.00)

A tract or land in the Fifth Civil District of Davidson County, Tennessee on the south side of Old Hickory Boulevard, being more fully described as follows: Beginning at a PK nail in the centerline of Old Hickory Blvd., being located 1905.09' west of the west margin of Pettus Road; thence, 1. South 25° 55' 21" West a distance of 890.65' to an iron pin in a fence line; thence, 2. North 68° 36' 17" West a distance of 64.98' with said fence line to an iron pin being Paul M. Marsh's southeast corner as evidenced in Deed Book 4807, Page 799, R.O.D.C., Tennessee; thence, 3. North 7° 47' 37" East a distance of 1082.66' with Marsh's east line to a PK nail in the centerline of Old Hickory Blvd., Marsh's northeast corner; thence, 4. South 35°57' 01" East a distance of 134.44' with the centerline of Old Hickory Blvd. to a PK nail; thence 5. With a curve to the left, having a radius of 590.83' a distance of 294.60 ' with the centerline of Old Hickory Blvd. to the point of beginning and containing 4.70 acres more or less by survey of Ragan-Smith & Associates, Inc. dated October 18, 1978.

Tract I and Tract II are collectively further described as follows:

Being land in the Fifth Civil District of Davidson County, located on the south side of Old Hickory Blvd. (50' right-of-way) approximately 1,900 feet west of Pettus Road and being more particularly described as follows:

Beginning at an Iron Pin Set with Cap CLC #2362 in the southerly right-of-way line of Old Hickory Blvd. and being the northwesterly corner of the Little Property as of record in Deed Book 5371, Page 180, R.O.D.C.;

THENCE, leaving said right-of-way line along a row of wood fence posts, S 25° 37' 43" W, 864.41 feet to a 5/8-inch Rebar Found at a 20-inch Hackberry in the northerly fence line of the Fuller Property as of record in deed Book 9734, Page 645, R.O.D.C.;

THENCE, along the northerly fence line of the Fuller Property, N 68° 36' 17" W, 64.91 feet to a 5/8-inch Rebar Found;

THENCE, continuing along a fence, N 69° 20' 28" W, 164.75 feet to a 5/8-inch Rebar Found Bent at the easterly corner of the Jones Property as of record in Deed Book 6172, Page 493, R.O.D.C.;

THENCE, continuing along the meanders of a fence, N 06° 04' 17" E, passing a wood fence post at 1150 feet, in all 1187.70 feet to a point in the southerly right-of-way line of Old Hickory Blvd.;

THENCE, along a curve to the right 103.00 feet to a point, having a radius of 525.00 feet and a chord of S 44° 25' 06" E, 102.83 feet;

THENCE, continuing along said right-of-way line, S 36° 01' 19" E, 319.20 feet to a point;

THENCE, along a curve to the left 164.41 feet to a point, having a radius of 575.00 feet and a chord of S 49° 19' 36" E, 163.85 feet;

THENCE, S 61° 14' 27" E, 90.20 feet to the Point of Beginning.

Containing 8.91 acres more or less according to Plat of Survey by Foresight Land Surveying, Marsh Property, Corbin L. Caruthers, RLS, TN Lic. 2362, File 07-032, dated 06-21-07.

3992 LAO TEMPLE