Davidson County DEEDWARR
Recvd: 07/09/07 11:17 5 pgs
Fees:28.00 Taxes:4440.00

20070709-0081449

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2007.

E. Mannix
Notary Public

My commission expires: 11-22-10
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelley Properties, L.L.C.	**PRIMETRUST BANK**	Map 72-2 Parcels 105, 106, 114, 115 116, 117
P.O. Box 1389	**4930 Thoroughbred Lane**	Map 83-3 Parcel 260
Nolensville, TN 37135	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

T.H.T. Realty Company, a TN General Partnership, comprised of Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines, Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr.

and Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines, Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr., all as individuals

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelley Properties, L.L.C., a TN limited liability company

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:

See Exhibit A attached hereto and made a part hereof

This conveyance is made subject to taxes for 2007 and subsequent years, restrictions and easements of record.

This is improved (__X__) Unimproved (____) property, known as **7 Tracts in Davidson County, Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 3rd day of July, 2007.

Seller **Bobby Dale Tidwell**
as Partner of THT Realty Company

Seller **Joel Rex Tidwell**
as Partner of THT Realty Company

Seller **Mary Jane Huffines**
as Partner of THT Realty Company

Seller **Cynthia Mai Schulert**
as Partner of THT Realty Company

Seller **Donna Elizabeth Seigenthaler**
as Partner of THT Realty Company

Seller **Donald Manning Huffines, Jr.**
as Partner of THT Realty Company

Seller **Bobby Dale Tidwell, individually**

Seller **Joel Rex Tidwell, individually**

Seller **Mary Jane Huffines, individually**

Seller **Cynthia Mai Schulert, individually**

Seller **Donna Elizabeth Seigenthaler, individually**

Seller **Donald Manning Huffines, Jr., individually**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines and Cynthia Mai Schulert and Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr.**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **July, 2007.**

E. Mannix
Notary Public

My Commission Expires: 11-22-10

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bobby Dale Tidwell, and Joel Rex Tidwell and Mary Jane Huffines and Cynthia Mai Schulert and Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr. Partners** of **T.H.T. Realty Company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Partners** of **T.H.T. Realty Company,** the within bargainor, and company, and that as such **Partners** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Bobby Dale Tidwell, and Joel Rex Tidwell and Mary Jane Huffines and Cynthia Mai Schulert and Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr.** as **Partners.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **3rd** day of **July, 2007.**

E. Mannix
Notary Public

My Commission Expires: 11-22-10

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being parts of Lot Nos. 1 and 2 on the Map of Patterson and Young's Subdivision of Gallatin Road Property, as of record in Book 547, page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Gallatin Road, being the dividing line between Lot Nos. 2 and 3 on said plan, running westerly 283 feet to an old fence line; thence southerly 147.2 feet to an iron pin; thence easterly along the South line of Lot No. 1 and the H. C. Hill Realty Company lot, 130 feet, more or less, to a point 95 feet West of the westerly margin of Gallatin Road at the southwest corner of lot now owned by W. I. Hudson; thence at right angles, northerly and parallel to Gallatin Road, with the westerly margin of said Hudson lot, 90 feet to a point; thence at right angles and parallel to the southerly line of Lot No. 1, easterly 95 feet to the westerly margin of Gallatin Road; thence northerly along the westerly margin of Gallatin Road, 44 feet to the point of beginning.

TRACT NO. 2:

Being Lot No. 43 on the Map of Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the easterly side of Baxter Street and runs back 238 feet 7 inches on the northerly line and 260 feet 2 inches on the southern line to a dead line, measuring 52 feet 4 inches thereon.

TRACT NO. 3:

Being Lot No. 44 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a dead line, measuring 52 feet 4 inches thereon.

TRACT NO. 4:

Being the southerly 56 feet front and 30 feet rear of Lot No. 3 on the Plan of Patterson's Young's Subdivision, of record in Book 547, page 38, Register's Office for said County, described as follows:

Beginning at a stake on the westerly margin of Gallatin Road at the northeast corner of Lot No. 2, and the southeasterly corner of Lot No. 3 of said Plan; running thence with the line between said lots, westwardly 283 feet to a stake, the corner of Lot Nos. 2 and 3; thence along the westerly line of Lot No. 3, northerly 30 feet to a stake; thence easterly 297.5 feet to a stake on the margin of the Gallatin Road, 56 feet northerly from the southeasterly corner of Lot No. 3 thence southerly along the margin of Gallatin Road, 56 feet to the beginning.

TRACT NO. 5:

Being the easterly 95 feet of Lot No. 1 and the easterly 95 feet of the southerly 25 feet of Lot No. 2 on the Plan of Patterson and Young's Subdivision, Gallatin Road, as of record in Book 547, page 38, Register's Office for said County.

Said parts of Lot Nose 1 and 2 front together 90 feet on the westerly side of the Gallatin Road and runs back between parallel lines 95 feet to a dead line.

TRACT NO. 6:

Being a lot off the South part of a 6-3/8 acre tract conveyed by W. B. Bateman to R. W. Patterson in the Eleventh, formerly the Eighteenth Civil District of said County, described as follows:

Beginning at a stone in the westerly margin of the Gallatin Turnpike and the northeast corner of the Baxter School Lot; thence with the North line of said lot, North 6-1/4 deg. West 180 feet to a post and stone in the East line of the Maplewood Farm; thence with the East line of said farm, North 2 deg. East 54-1/4 feet to a stone; thence South 64-1/4 deg. East 202 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said Pike, southerly 50 feet to the point of beginning.

TRACT NO. 7:

Beginning at a stake in the westerly margin of Gallatin Turnpike, 50 feet northwardly from the northeast corner of Baxter School Lot; thence North 64-1/2 deg. West 202 feet to a stone in the Bait line of Maplewood Farm; thence along said line, North 2 deg. East 54-1/4 feet to a stake in said line; thence South 64-1/2 deg. East 223.8 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said turnpike; southwardly 50 feet to the beginning.

TRACT NO. 8:

Being the easterly 50 feet of Lot No. 12 of Ashworth's Resubdivision of Lots Nos. 47, 48, 49 and 50 in the Town of Brownsville, a plat of which is of record in Book 161, page 153, Register's Office for said County.

Said easterly part of Lot No. 12 fronts 50 feet on the north side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

TRACT NO. 9:

Being parts of Lots Nos. 10, 11 and 12 on the plan of W.. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50, Town of Brownsville as of record in Book 161, page 153, Register's Office for said County, being Lots Nos. 16, 17 and 18 in C. W. Carver's Subdivision of said lots and other lots, not of record, described as follows:

Beginning at the northeast corner of Riverside Drive and Rosebank Avenue; thence with the northerly margin of said Avenue, easterly 115 feet; thence northerly 160 feet to the southerly margin of an alley; thence with said alley westwardly 239 feet to the easterly margin of Riverside Drive; thence with said Drive, southwardly 205-3/4 feet to the beginning.

TRACT NOS. 1 through 7 being the same property conveyed to T. H. T. Realty Company by deed from H. G. Hill Realty Company, of record in Book 6974, page 715, Register's Office for Davidson County, Tennessee;* and TRACTS NOS. 8 and 9 being the same property conveyed to Bobby Dale Tidwell, Donald M. Huffines and Joel Rex Tidwell by deed from Mildred P. Green of record in Book 5128, page 138, said Register's Office.**

* THT REALTY COMPANY IS COMPRISED OF BOBBY DALE TIDWELL, JOEL REX TIDWELL AND DONALD M. HUFFINES. THE SAID DONALD M HUFFINES HAVING SINCE DIED AND HIS ESTATE PROBATED UNDER NO 91P1663 OF THE PROBATE COURT IN DAVIDSON COUNTY, TN, LEAVING HIS ONE THIRD INTEREST (1/3) IN SAID PARTNERSHIP TO MARY JANE HUFFINES, CYNTHIA MAI SCHULERT, DONNA ELIZABETH SEIGENTHALER AND DONALD MANNING HUFFINES, JR.

** THE SAID DONALD M HUFFINES HAVING SINCE DIED AND HIS ESTATE PROBATED UNDER NO. 91P1663 OF THE PROBATE COURT IN DAVIDSON COUNTY, TN, LEAVING HIS INTEREST IN SAID PROPERTY TO MARY JANE HUFFINES, CYNTHIA MAI SCHULERT, DONNA ELIZABETH SEIGENTHALER AND DONALD MANNING HUFFINES, JR.