GSKM

Davidson County DEEDWARR
Recvd: 07/13/07 15:30 3 pgs
Fees:18.00 Taxes:1524.40
20070713-0083916

THIS INSTRUMENT PREPARED BY: JACK W. ROBINSON, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $412,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2007. Notary Public My Commission Expires: 1-12-09

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kelley Properties, L.L.C.	OWNER	186-10.00
P.O. Box 1389		186-19.00
Nolensville, TN 37135		186-29.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALLACE ENGLES, MARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KELLEY PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as Tract 1, Engles Property, according to a survey of Dales & Associates, Inc., dated 11/17/95, and further described as follows:

Beginning at an iron pin in the northerly margin of Burkitt Road at the common front corner of the Evans property described in Book 4953, Page 575, and the Engles property described in Book 3224, Page 16; thence N 6 deg 50 min 47 sec E, 876.67 feet to a point; thence, S 79 deg 17 min E 45.75 feet to a point; thence, N 6 deg 11 min 56 sec E, 233.67 feet to a point; thence, S 82 deg 29 min 47 sec E, 115.23 feet to a point; thence, S 7 deg 30 min 13 sec W, 604.82 feet to a point; thence S 83 deg 9 min 33 sec E, 135 feet to a point; thence, S 10 deg 33 min 36 sec E, 505.11 feet to a point; thence, along Burkitt Road, N 82 deg 29 min 47 sec W, 253.59 feet to the point of beginning containing 5.031 acres, more or less.

Being the same property conveyed to Wallace Engles by Quitclaim Deed from Helen Freida Engles of record in Instrument No. 20040423-0046244, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Helen Freida Engles joins in this conveyance to transfer any of her right, title, and interest in the subject property, marital or otherwise.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 7004 Burkitt Road, Antioch, TN 37213.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 11th day of July, 2007.

Wallace Engles

Wallace Engles

Helen Freida Engles

Helen Freida Engles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace Engles** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2007.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen Freida Engles** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2007.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY