Davidson County DEEDWARR
Recvd: 09/04/07 14:41 2 pgs
Fees:13.00 Taxes:851.00
20070904-0106019

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Deuce Properties, LLC 317 Glendale Rd. Franklin, KY 42134-2431	Same as New Owner	Map 19-13 Parcel 45

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PETER G. PRATER and wife, DOROTHY W. PRATER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DEUCE PROPERTIES, LLC, a limited liability company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2-B on the Final Plat of Resubdivision of Lot Two of Prater Subdivision, of record in Instrument No. 20050914-0110625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to PgP Industries, Inc. by Substitute Trustee's Deed of record in Instrument No. 20050112-0004292, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Peter G. Prater and wife, Dorothy W. Prater, by Quitclaim Deed from PgP Industries, Inc. of record in Instrument No. 20070904 0106018, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 212 Jackson Street, Goodlettsville, TN 37072.

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, its successors or assigns, forever.

And we, the GRANTORS, do 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 8250, page 668 and revised in Instrument No. 20050914-0110625, said Register's Office.

3. Subject to Charter right of way for CSX Transportation Railroad.

And, we, the GRANTORS, 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, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

PETER G. PRATER

DOROTHY W. PRATER

"GRANTEE"
DEUCE PROPERTIES, LLC

By: JOEL L. RANDOLPH, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER G. PRATER and wife, DOROTHY W. PRATER, 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 the 31st day of August, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOEL L. RANDOLPH, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of DEUCE PROPERTIES, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this the 31st day of August, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2008

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of August, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2008