THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
King's Business Group, Inc.
3840 Lebanon Road
Hermitage, TN 37076

MAP PARCEL NUMBERS
75-13-135

Davidson County DEEDWARR
Recvd: 01/23/08 10:15 3 pgs
Fees:18.00 Taxes:3145.00

20080123-0006989

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of December, 2007, by and between **William F. Garrett and Dean O. Garrett, husband and wife**, party of the first part, and **King's Business Group, Inc. a Tennessee corporation**, party of the second part,

WITNESSETH: That for and in consideration of **$850,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument being North 58 degrees 10' West 50 feet from the centerline of US Highway 70N and being South 31 degrees 50' West 55 feet from the centerline of Jacksonian Drive (as of record in book 2500, page 49, Register's Office for Davidson County, Tennessee), thence with the southerly margin of Jacksonian Drive, northwesterly with an arc having a radius of 25 feet, a distance of 39.37 feet to a concrete monument; thence continuing with the southerly margin of Jacksonian Drive, North 58 degrees 10' West 143.62 feet to an iron pin, said point being South 58 degrees 10' East 60.0 feet from a concrete monument at the northeast corner of Lot No. 1 of Hermitage Hills, Section One, (as of record in Book 2900, page 49, Register's Office); thence South 31 degrees 50' West 241.4 feet to an iron pin in a driveway or roadway; thence South 86 degrees 51 feet East 212.7 feet to an iron pin in said driveway or roadway being also in the westerly margin of US Highway 70N and being located North 58 degrees 10' West 35 feet from the centerline of said highway; thence North 31 degrees 50' East 114.1 feet with the westerly margin of US Highway 70N to an iron pin; thence North 58 degrees 10' West 15.0 feet to the point of beginning.

Included in the above, but specifically excluded therefrom is the property sold off in Book 4524, page 147, corrected in book 5334, page 786, said Register's Office.

BEING the same property conveyed to William F. Garrett and wife, Dean O. Garrett by deed from Amoco Oil Company, of record in Book/Instrument No. 9757, page 177 Register's Office, Davidson County, Tennessee, dated 7/28/95 and recorded 8/9/95.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Sewer Easement of record in Book 2963, page 485; Ingress and Egress Easement for installing sewer lines of record in Book 7922, page 766; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 3840 Lebanon Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

William F. Garrett

William F. Garrett

Dean O. Garrett
by W. F. Garrett
Attorney in Fact

Dean O. Garrett

STATE OF TENNESSEE, COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William F. Garrett** ~~and Dean O. Garrett, husband and wife~~ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of December, 2007.

My commission expires 7/24/10

Edward B Baldwin

Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$850,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of December, 2007.

Edward B Baldwin

NOTARY PUBLIC

My commission expires: 7/24/10

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:
3840 Lebanon ~~Pike~~ Road
Hermitage, TN 37076

Name and address of new owner:
King's Business Group, Inc.
3840 Lebanon Road
Hermitage TN 37076

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

Personally appeared before me, Edward B. Baldwin, III, a Notary Public, **William F. Garrett,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Dean O. Garrett,** under a power of attorney recorded simultaneously herewith, and is authorized by **Dean O. Garrett** to execute this instrument on behalf of **Dean O. Garrett**, as her attorney in fact.

Witness my hand at office this 27th day of December, 2007.

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 7/24/10

[SEAL]