WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/08 12:12 2 pgs
Fees:13.00 Taxes:185.00

20080829-0088965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF August, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Clouse (NAME)	SAME AS NEW OWNER (NAME)	07111029400
134 Hills Hollow Road ~~1601 Dickerson Road~~ (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 ~~Nashville, TN 37207~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Resubdivision of Woodards Land, Lot 4, Commerical Subdivision, Peco Truck Stop Property of record in Book 6200, Page 276 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property convey to T & W Enterprises, Inc. by Warranty Deed from William M. Coats which deed is dated August 2, 1985 and recorded in Book 6634, Page 586, Register's Office for Davidson County, Tennessee. By Articles of Amendment of the Charger, the corporate name T & W Enterprises, Inc. was changed to Amusement Incorporated. Said Articles are of record in Book 7822, Page 895, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Resubdivision of Woodards Land, Lot 4, Commercial Subdivision, Peco Truck Stop Property of record in Book 6200, Page 276, Register's Office for Davidson County, Tennessee, Right of way across rear of lot for alley or street. Right of way for public highway and easement for slop and fill across the westerly 55.2 feet of lot. Said right-of-way and easement is bounded on the west by the center of Dickerson Pike and extends east 55.2 feet as set forth in Instrument of record in Book 2101, Page 77, said Register's Office, and further subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3984, Page 643, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1601 Dickerson Road, Nashville, TN 37207
(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 our hand s this 28th day of August 2008

Amusement Incorporated
By:
Donald Wall, President

Attest:
Michael Wall, Vice-President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald Wall ~~and~~ Michael Wall with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice-President respectively of the Amusement Incorporated the within named bargainor ~~a~~ corporation, and that they as such President and Vice-President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donald Wall as such President, and attesting the same by the said Michael Wall as such Vice-President.

Witness my hand and official seal at office at Madison, TN on this the 28th day of August, 2008.

My commission expires March 20, 2010

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY