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Davidson County DEEDWARR
Recvd: 09/25/08 13:27 2 pg
Fees:13.00 Taxes:4440.00
20080925-0097690

GENERAL WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Sworn to and subscribed before me on this the 25 day of September, 2008.

NOTARY PUBLIC
My Commission Expires: 02/25/10

W. OLIVER III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

MORTGAGEE:

Address New Owner: James M. Pleasants Company, Incorporated
603 Diamond Hill Court
Greensboro, NC 27406

Send Tax Bills to: Same as Owner

Map Parcel
118-08-0 225.00
118-08-0 228.00

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **WILLIAM J. SUDEKUM, SR. and wife, MARY ANN SUDEKUM**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES M. PLEASANTS COMPANY, INCORPORATED, a North Carolina Corporation,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lots Nos. 184, 185, 186, 187 and 188 on the Plan of Grandview Heights as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to WILLIAM J. SUDEKUM, SR. by Warranty Deed dated June 13, 2001, from J & G ASSOCIATES, a Tennessee General Partnership composed of William J. Sudekum and Gerlie V. Rickard of record as Instrument No. 20010618-0064131, Registers' Office for Davidson County, TN, the said William J. Sudekum, Sr. having since conveyed his interest in the subject property to WILLIAM J. SUDEKUM, SR. and MARY ANN SUDEKUM as equal tenants in common without right of survivorship, each to hold a fifty percent (50%) undivided interest with the other by Quitclaim Deed dated October 23, 2007, and of record as Instrument No. 20071101-0128697, said Register's Office.

This is improved property known as 2505, 2509 and 2511 Cruzen Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 25 day of September, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILLIAM J. SUDEKUM, SR.

MARY ANN SUDEKUM

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM J. SUDEKUM, SR. and wife, MARY ANN SUDEKUM, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25 day of September, 2008.

M. J. Brooks
NOTARY PUBLIC

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 05/12/09