Davidson County DEEDWARR
Recvd: 10/27/08 10:07 3 pgs
Fees:18.00 Taxes:1572.50
20081027-0106925

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.
DEB Properties, LLC 427 Church St. Goodlettsville, TN 37072	Same as New Owner	Map 19-9 Parcel 2.00

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, ALVIN L. ESCUE; and, RUTH L. ESCUE and ROSEMARY E. PHILLIPS (formerly known as Rosemary Phillips Goldberg), CO-TRUSTEES OF THE ESCUE FAMILY TRUST, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DEB PROPERTIES, LLC, a Tennessee 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 the City of Goodlettsville, County of Davidson, State of Tennessee, described according to a survey made by William Collier Parrish Assoc., Civil Engineers, October 21, 1965, revised January 12, 1966, as follows: Beginning at a point in the easterly line of Church Street, said point being North 22 deg. 34 min. West 1,196.1 feet from the intersection of the easterly line of said Church Street and the northerly line of Depot Street; thence north 67 deg. 13 min. east 370.7 feet to a point in the railroad right of way of the L & N Railroad; thence along a curve to the left having a radius of 4,152.34 feet, a distance of 306.84 feet to a point; said curve having a chord bearing and distance of north 29 deg. 57 min. west 306.55 feet; thence south 72 deg. 52 min. west 332.88 feet to the easterly line of Church Street; thence with the same south 22 deg. 34 min. east 337.10 feet to the beginning.

BEING the same property conveyed to Alvin L. Escue and George B. Escue by deed from F. G. Meyer and wife, Nancy M. Meyer, of record in Book 5502, page 385, Register's Office for Davidson County, Tennessee. And, the said George B. Escue died, testate, on October 28, 1997, a citizen and resident of Robertson County, Tennessee, and by his Last Will and Testament and Codicil thereto filed for record in Will Book 10, page 192 and Will Book 10, page 175, in the Office of the Clerk and Master for Robertson County, Tennessee, Docket #13579, the one-half (½) undivided interest of George B. Escue became vested in the Escue Family Trust with Ruth L. Escue and Rosemary Phillips Goldberg as Co-Trustees under the said Trust.

Rosemary E. Phillips and Rosemary Phillips Goldberg is one and the same person.

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

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE SEARCH PERFORMED BY THE PREPARER.

The current mailing address for said property is 427 Church 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 2008, which are a lien, and are now due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

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"

ALVIN L. ESCUE

ESCUE FAMILY TRUST

BY: RUTH L. ESCUE, Co-Trustee

BY: ROSEMARY E. PHILLIPS (formerly known as Rosemary Phillips Goldberg), Co-Trustee

"GRANTEE"

DEB PROPERTIES, LLC
a Tennessee Limited Liability Company

BY: WILLIAM C. JONES, JR., Co-Manager

BY: DANNY K. BRILEY, Co-Manager

BY: ERIC M. BRILEY, Co-Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN L. ESCUE, RUTH L. ESCUE, and ROSEMARY E. PHILLIPS (formerly known as Rosemary Phillips Goldberg), 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 24th day of October, 2008.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM C. JONES, JR., DANNY K. BRILEY and ERIC M. BRILEY, with whom I am personally acquainted and who acknowledged themselves to be the Co-Managers of DEB PROPERTIES, LLC, the bargainor, a limited liability company, and as such Co-Managers, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Co-Managers.

WITNESS my hand, at office, this the 24th day of October, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of October, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009