RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2009.

Notary Public

MY COMMISSION EXPIRES:

THERESA MCCOY
Notary Public
Cobb County
State of Georgia
My Commission Expires May 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter R. Kemp	SAME	155-122
Highway 100; Map 155-122, 6.03 Acres		
Nashville, TN, 37221		

FOR AND IN 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, I/WE,

Betty B. French, Unmarried, as to her 53% undivided interest

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

Walter R. Kemp

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:

See Attached Legal Description.

Unimproved (X)
This is improved ( ) property known as Highway 100; Map 155-122, 6.03 Acres, Nashville, TN 37221

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 my hand(s) this 4 day of May, 2009

BETTY B. FRENCH

BILL GARRETT, Davidson County
Trans:T20090030500 DEEDWARR
Recvd: 05/07/09 14:51 4 pgs
Fees:23.00 Taxes:1323.68
20090507-0042285

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named BETTY B. FRENCH, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Marietta, Georgia, this 4th day of May, 2009

Theresa McCoy
Notary Public

My Commission Expires:_____

THERESA MOODY
Notary Public
Cobb County
State of Georgia
My Commission Expires May 7, 2013

EXHIBIT A TO ~~QUITCLAIM~~ DEED
PROPERTY DESCRIPTION

THE LEGAL DESCRIPTION HAS BEEN FURNISHED TO THE DRAFTER BY THE SURVEYOR. THE DRAFTER HAS NOT COMPARED THE LEGAL DESCRIPTION TO AN ACTUAL SURVEY. THE DRAFTER HAS RELIED SOLELY ON THE SAID LEGAL DESCRIPTION DRAFTED BY THE SURVEYOR, AS TO THE COMPLETENESS AND ACCURACY THEREOF.

THE LEGAL DESCRIPTION FOLLOWS.

TRACT 1

MARY E. JOHNSON
2.81 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY PASQUO PARK SUBDIVISION ON THE SOUTH; A TRIBUTARY OF TRACE CREEK AND MARY E. JOHNSON REMAINDER ON THE WEST; THE KROGER LIMITED PARTNERSHIP ON THE NORTH; BETTY B. FRENCH ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN , THE NORTH EAST CORNER OF PASQUO PARK SUBDIVISION SECTION ONE (REF. PLAT BOOK 3600 PAGE 53 R.O.D.C.) AT THE WEST SIDE OF AN UN APPROVED ROAD AS SHOWN ON SAID PLAT THENCE WITH THE NORTH LINE OF LOT 5, N81°19'45"W 262.21' TO AN EXISTING IRON PIN, THE NORTH EAST CORNER OF LOT 4 OF PASQUO PARK SUBDIVISION; THENCE LEAVING LOT 5 AND WITH THE NORTH LINE OF LOTS 4 AND 3, N81°18'47"W 362.30' TO AN IRON PIN SET, THE NORTH EAST CORNER OF LOT 2 OF PASQUO PARK SUBDIVISION; THENCE WITH THE NORTH LINE OF LOT 2, N81°18'47"W 12.60' TO A POINT IN THE CENTER OF A TRIBUTARY OF TRACE CREEK; THENCE LEAVING LOT 2 AND WITH THE CENTER OF THE SAID CREEK FOR THE FOLLOWING 8 CALLS TO POINTS:
N72°08'08"E 52.16'; N57°08'23"E 88.49'; N35°13'26"E 27.97'; N52°47'41"E 32.85'; S83°00'10"E 40.65'; N80°14'15"E 83.40'; N77°50'08"E 204.72'; N75°26'41"E 164.89' TO A POINT IN THE WEST LINE OF BETTY B. FRENCH (REF. DEED BOOK 7334 PAGE 218 R.O.D.C.); THENCE LEAVING THE CREEK AND WITH FRENCH'S WEST LINE S16°22'56"E 326.09' TO AN EXISTING IRON PIPE IN THE NORTH LINE OF A RESERVED TRACT IN THE AFOREMENTIONED PAQUO PARK SUBDIVISION; THENCE LEAVING FRENCH AND WITH THE RESERVED PARCEL N81°44'01"W 55.01' TO AN EXISTING IRON PIN, THE NORTH EAST CORNER OF THE UN APPROVED ROAD SHOWN ON PASQUO PARK SUBDIVISION PLAT; THENCE WITH THE NORTH LINE OF SAID UN APPROVED ROAD N81°36'39"W 56.86' TO THE POINT OF BEGINNING, CONTAINING 2.81 ACRES, MORE OR LESS, AND BEING THE EASTERN PORTION OF MARY E. JOHNSON PROPERTY FROM CHARLES E. JONES AND NEALE IRENE JONES AS RECORDED IN DEED BOOK 6934 PAGE 734 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATE JULY 15, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

S.O.T. # 20071019 0124047

TRACT 2

BETTY B. FRENCH
3.21 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY PASQUO PARK SUBDIVISION ON THE SOUTH; MARY E. JOHNSON ON THE WEST; THE KROGER LIMITED PARNERSHIP ON THE NORTH; THE YMCA OF MIDDLE TENNESSEE ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, A NORTHWESTERLY CORNER OF LOT 7 OF PASQUO PARK SUBDIVISION SECTION ONE (REF. PLAT BOOK 3600 PAGE 53 R.O.D.C.) AND THE NORTH EAST CORNER OF A RESERVE PARCEL AS SHOWN ON THE SUBDIVISION PLAT, THENCE LEAVING LOT 7 AND WITH THE NORTH LINE OF SAID RESERVE PARCEL N81°27'00"W 180.94' TO AN EXISTING IRON PIPE, THE SOUTH EAST CORNER OF MARY E. JOHNSON (REF. DEED BOOK 6934 PAGE 734 R.O.D.C.); THENCE LEAVING THE RESERVE PARCEL AND WITH JOHNSON'S EAST LINE N16°22'56"W 409.46' TO AN EXISTING IRON PIPE IN THE SOUTH LINE OF THE KROGER LIMITED PARTNERSHIP (REF. DEED BOOK 10787 PAGE 956 R.O.D.C. AND INSTRUMENT# 20000209 PAGE 13330 R.O.D.C.); THENCE LEAVING JOHNSON AND WITH THE KROGER'S SOUTH LINE S81°28'41"E 474.15' TO AN EXISTING IRON PIN IN THE WEST LINE OF THE YMCA OF MIDDLE TENNESSEE (REF. INSTRUMENT# 20000824 PAGE 83916 R.O.D.C.); THENCE LEAVING THE KROGER LIMITED PARTNERSHIP AND WITH THE WEST LINE OF THE YMCA OF MIDDLE TENNESSEE S11°53'07"W 370.59' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF PASQUO PARK SUBDIVISION; THENCE LEAVING THE YMCA AND WITH THE NORTH LINE OF LOT 7, N82°13'58"W 34.58' TO AN EXISTING CONCRETE MONUMENT; THENCE N82°25'42"W 64.47' TO THE POINT OF BEGINNING, CONTAINING 3.21 ACRES, MORE OR LESS, AND BEING THE BETTY B. FRENCH PROPERTY FROM HOWARD F. BUTLER, EXECUTOR OF THE ESTATE OF OLETA B. ALLEN AS RECORDED IN DEED BOOK 7334 PAGE 218 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATE JULY 15, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT

IN FAVOR OF THE ABOVE TRACT IS A 10' RIGHT OF WAY RUNNING FROM AN UN APPROVED ROAD AS SHOWN ON PASQUO PARK SUBDIVISION SECTION ONE THROUGH MARY E. JOHNSON TO THE WEST LINE OF THE ABOVE TRACT AS SHOWN IN DEED BOOK 5197 PAGE 471 R.O.D.C.