THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. JFR-09-1604

BILL GARRETT, Davidson County
Trans:T20100010860 DEEDWARR
Recvd: 02/24/10 10:32 2 pgs
Fees:13.00 Taxes:1036.00

20100224-0013968

WARRANTY DEED

ADDRESS.NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
KANE KONNECTIONS, LLC 2746 GIDEON ROAD GREENBRIER, TENNESSEE 37073	SAME	00700003900

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, Richard L Escue and wife, K Ann James, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto Kane Konnections, LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE MAP OF THE SUBDIVISION OF THE W. H. TINNIN'S 11.99 ACRE TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY NO. 41 AT THE CORNER OF LOTS NO. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 37 DEG. WEST 250 FEET TO A POINT; THENCE, SOUTH 53 DEG. 15' EAST 150 FEET TO A CORNER OF LOT NO. 3; THENCE WITH THE LINE BETWEEN LOTS NO. 2 AND 3 NORTH 37 DEG. EAST 250 FEET TO THE SOUTH MARGIN OF U.S. HIGHWAY NO. 41; THENCE, WITH THE MARGIN OF THE SAME NORTH 53 DEG. 15' WEST 150 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PART OF THE FOLLOWING DESCRIBED PROPERTY WHICH RUNS ACROSS THE FRONT MARGIN OF THE PROPERTY HEREIN CONVEYED AS SET OUT IN A PETITION FOR CONDEMNATION AND ORDER OF POSSESSION. DOCKET NO. 83C-2866, CIRCUIT COURT FOR DAVIDSON COUNTY, TO-WIT:

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE HENRY C. WOODARD, ET UX, PROPERTY, SAID POINT BEING ON THE PRESENT SOUTHWEST RIGHT OF WAY LINE OF SR 11 ON PROJECT 19032-227004; THENCE SOUTH 40 DEG. 30' WEST 2 FEET, MORE OR LESS, ALONG WOODARD'S SOUTHEAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTHWEST RIGHT-OF-WAY OF SR 11 BEING 50 FEET LEFT AT PAPER LOCATED STATION 179+84.02; THENCE NORTH 47 DEG. 44'18" WEST 146.79 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT 50 FEET LEFT AT PAPER LOCATED STATION 181+30.81; THENCE SOUTHEASTWARDLY 141 FEET, MORE OR LESS, ALONG THE PRESENT SOUTHWEST RIGHT-OF-WAY LINE OF SR 11 TO THE POINT OF BEGINNING AND CONTAINING 120 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO RICHARD L ESCUE AND WIFE, K ANN JAMES FROM CHRIS WILLIAM BROWN, MARRIED BY WARRANTY DEED DATED 08-02-2004, AND RECORDED 08-18-2004 IN INSTRUMENT #20040818-0099873, SAID REGISTER'S OFFICE.

This is improved property known as: 1564 SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TENNESSEE 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 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. Whenever 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 hands this 23rd day of FEBRUARY, 2010.

Richard L Escue
RICHARD L ESCUE

K ANN JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard L Escue and wife, K Ann James, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 23rd day of FEBRUARY, 2010.

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Karen E. Klein, Chief Manager
Affiant

AMY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

Subscribed and sworn to before me this 23rd day of FEBRUARY, 2010.

NOTARY PUBLIC

My Commission Expires: August 23, 2011