WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040187 DEEDWARR
Recvd: 07/01/10 09:35 2 pgs
Fees:13.00 Taxes:1480.00
20100701-0051436

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Old Hickory Properties, LLC	NEW OWNER	Parcel ID:
P.O. Box 1886		02609004000;
Foley, AL 36536		02609009400; 02609009700

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, we

Charles C. Harris and wife, Barbara B. Harris

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Old Hickory Properties, LLC

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:

Parcel I:
Being the westerly 170 feet of Lot 40 on the plan of Goodlettsville Heights, Section II, of record in Book 1424, Pages 120 and 121, Register's Office for Davidson County, Tennessee and designated as Parcel "B" on a survey, thereof by J.H. Ziegler, Surveyor, dated March 22, 1972, as follows:

Said part of lot fronts 170 feet on the northerly side of a 50 feet street and extends back between parallel lines 115 feet to a dead line.

Parcel II:
Land in Davidson County, Tennessee, Being a part of Lot No. 41 on the Plan of Goodlettsville Heights, Section 2, of record in Book 1424, Pages 120 and 121, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north line of said Lot 41, said point of beginning being 40 feet east of the northwesterly corner of said Lot 41, thence along said north line of Lot 41 80 feet to a point; thence South 04 degrees 05' W, 115.0 feet to a point; thence N 85 degrees 55' W, 80.0 feet to a point; thence, N 04 degrees 05' E, 115.0 feet to the point of beginning.

In addition to the above conveyance is an easement for ingress and egress to and from and to run with the above tract, and described as follows:

Beginning at an iron pin in the northwest corner of Lot No. 41 said pin being in the east line of The Lodge North Apartments of record in Book 4497, Page 983, Register's Office for Davidson County, Tennessee, and being N 04 degrees 05' E 230 feet from a concrete monument in the northerly margin of an unnamed street leading from Moss Trail Road to said apartments.

Thence with the line between Lot Nos. 41 and 42 S 85 degrees 55' E, 350.0 feet to an iron pin in the westerly margin of Moss Trail Road;

Thence with said margin 28 feet, more or less, to a point;

Thence, leaving said margin with a line 20 feet distance from and parallel to the lot line between said Lot Nos. 41 and 42, N 85 degrees 55' W 310 feet, more or less to an iron pin, thence to the point of beginning.

BEING the same property conveyed to Charles C. Harris and Barbara B. Harris, husband and wife by deed from Frank Davis Enterprises, Inc., of record in Instrument 20031021-0155176, dated October 9, 2003, Register's Office for said County.

Parcel III:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 40 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, Page 121, Register's Office for Davidson County, Tennessee, and being designated Parcel A on a survey of J.H. Zeigler, Surveyor, dated March 22, 1972, as follows:

Beginning at a point in the westerly margin of Moss Trail Road at the southeast corner of the property

conveyed to the State of Tennessee by deed of record in Book 4123, Page 285, said Register's Office; thence with the margin of said road, southerly 53 feet to a point at the beginning of a curve; thence around said curve southwesterly 31.42 feet to a point in the northerly margin of a 50 foot street; thence with the same, westerly 160 feet to a point; thence northerly 115 feet to a point; thence easterly 130 feet to a point in the northwest corner of the property conveyed to the State of Tennessee above referred to; thence with its southwesterly line, southeasterly 55 feet to a point; thence easterly 25 feet to the point of beginning.

BEING the same property conveyed to Charles C. Harris and Barbara B. Harris by deed from Presidio South Nashville, LLC, of record in Book 10789, Page 427, dated February 9, 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 120 and 121, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 454 Moss Trail, Goodlesttsville, 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 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 hands this 29th day of June, 2010.

Charles C. Harris

Barbara B. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Harris and Barbara B. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.