PICK-UP

BILL GARRETT, Davidson County
Trans:T20100041139 DEEDWARR
Recvd: 07/06/10 10:19 2 pgs
Fees:13.00 Taxes:518.00
20100706-0052600

This instrument prepared by:
Dodson, Parker Behm & Capparella, P.C.
1310 Sixth Ave., North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kennon Family Trust c/o William B. Marsh P.O. Box 1098 Lewisburg, TN 37091	Same	133 15 0 078.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **KENNON CONSTRUCTION CO., INC.**, a Tennessee corporation ("Grantor") has this day bargained and sold and does hereby transfer and convey unto the **KENNON FAMILY TRUST,** William B. Marsh, Trustee, as created in the said Will of Emmett N. Kennon, ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Summer, dated February 25, 1964 as follows:

Beginning at a point in the northeasterly margin of Nolensville Road, said point of beginning being the southerly corner of a tract conveyed to Gulf Oil Company by deed from Leno E. Fitzgerald, Trustee, of record in Book 3371, page 377, Register's Office for Davidson County, Tennessee; thence North 46° 16' East with the Gulf Oil Company line and the Gulf Oil line extended 190 feet to a point; thence South 43° 44' East 115 feet to a point; thence South 46° 16' West 190 feet to a point in the northeasterly margin of Nolensville Road; thence with the northeasterly margin of Nolensville Road, northwestwardly 115 feet to the point of beginning.

Being the same property conveyed to Kennon Construction Co., a Tennessee corporation, by deed from Leno E. Fitzgerald of record in Book 3795, page 152, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF MARSHALL

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Subscribed and sworn to before me this the 30th day of June, 2010.

William B. Marsh
Affiant

Lisa P. Copeland
Notary Public

My Commission Expires: 1-30-2013

LISA P. COPELAND
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

This is improved property, known as 3912 Nolensville Road, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 30th day of June, 2010.

KENNON CONSTRUCTION CO., INC., a Tennessee Corporation

By: William B. Marsh
WILLIAM B. MARSH
Title: President

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **WILLIAM B. MARSH**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the President of **KENNON CONSTRUCTION CO., INC.**, a Tennessee Corporation, the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said **KENNON CONSTRUCTION CO., INC.**

Witness my hand and seal, at office, this the 30th day of June, 2010.

Lisa P. Copeland
NOTARY PUBLIC

My Commission Expires: 1-30-2013

LISA P. COPELAND
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY