File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110070064 DEEDWARR
Recvd: 11/07/11 10:44 3 pgs
Fees:18.00 Taxes:1894.40
20111107-0086784

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 51023
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry Clyne 4717 Centennial Blvd. Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS:
10609007500
106130231
10609005300

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$512,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J & P Properties LLC , A Tennessee limited liability company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Clyne** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tracts of Land in Davidson County, Tennessee, being described according to a survey by Phillip E. Holmes, Jr., RLS #1728, dated September 30, 2011 as follows:

TRACT I
BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5 ON THE PLAN OF McINTYRE INDUSTRIAL SUBDIVISION AS OF RECORD IN BOOK 3600, PAGE 23, RODC, TN
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2010.00 FEET A LENGTH OF 294.50 FEET TO A POINT;
THNCE SOUTH 82-06-00 WEST 50.00 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.00 FEET A LENGTH OF 291.46 FEET TO A POINT;
THENCE NORTH 78-35-36 EAST 50.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES

TRACT II
BEGINNING AT THE SOUTH EASTERLY CORNER OF LOT 3A ON THE PLAN OF McINTYRE INDUSTRIAL SUBDIVISION AS OF RECORD IN BOOK 3600, PAGE 99, RODC, TN
NORTH 52-12-00 WEST 12.27 FEET TO THE POINT OF BEGINNING OF TRACT II
THENCE SOUTH 14-45-47 WEST 53.32 FEET TO A POINT;
THENCE NORTH 53-00-47 WEST 124.53 FEET TO A POINT;
THENCE NORTH 03-07-00 EAST 61.82 FEET TO A POINT;
THENCE SOUTH 52-12-00 EAST 138.83 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRE

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-subdivision of Lots 2, 3, 4 and 5 of McIntyre Industrial Subdivision of record in book 3600, page 23, as amended in Book 3600, page 99, Register's Office for said County, described according to a survey by Phillip E. Holmes, Jr., RLS #1728 dated September 30, 2011 as follows:

LOT 4

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 5 ON THE PLAN OF McINTYRE INDUSTRIAL SUBDIVISION AS OF RECORD IN BOOK 3600, PAGE 23, RODC, TN

THENCE SOUTH 20-47-13 WEST 231.13 FEET TO A PK NAIL;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 440.50 FEET A LENGTH OF 97.30 FEET TO A PK NAIL;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OG 50.00 FEET A LENGTH OF 35.60 FEET TO A PK NAIL;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET A LENGTH OF 38.57 FEET TO A PK NAIL;
THENCE NORTH 77-59-00 WEST 137.30 FEET TO A POINT;
THNCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2010.00 A LENGTH OF 294.50 FEET TO A POINT;
THENCE NORTH 80-23-13 EAST 344.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.77 ACRES

DERRIVATION

AS TO TRACTS I & II: Being the same property conveyed to J & P Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Terrence J. Clyne and Parker N. Tanner dated December 24, 1997 and recorded on December 30, 1997, of record in Book 10739, page 693, Register's Office for Davidson County, Tennessee.

AS TO LOT 4: Being the same property conveyed to J & P Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Terrence J. Clyne and Parker M. Tanner, dated December 24, 1997 and recorded on December 30, 1997, of record in Book 10739, page 696, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Phillip E. Holmes, Jr., Tennessee Surveyor license no. 1728 dated September 30, 2011, File/Job no. 11016.

Patrick Sharbel, Judy Sharbel and Tim Seneker are the only members of J&P Properties, LLC, all of whom join in this conveyance.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan (Lot 4), with Owner's Certificate, of record in Book 3600 Page 23, as amended in Book 3600, page 99, said Register's Office, which Plan shows a 30 foot minimum building setback line from Faydur Court, now known as Fesslers Lane, a 10 foot easement for public utility purposes along the rear line, a 10 foot easement for drainage purposes along the southerly line of said lot and 2.5 by 20 foot utility anchor easements located on both front corners of said lot; title to that portion of the premises, if any, embraced within the charter right of way of the L & N Railroad.

This is improved property, known as: 1235 Fesslers Lane, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2011.

J & P Properties LLC , A Tennessee limited liability company

By: Patrick Sharbel
Title: **Chief Manager**

By: Judy Sharbel
Title: **Member**

By: Tim Seneker
Title: **Member**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Pat Sharbel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager** (or other officer authorized to execute this instrument) of **J & P Properties LLC , A Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 31st day of October, 2011.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Judy Sharbel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** (or other officer authorized to execute this instrument) of **J & P Properties LLC , A Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 31st day of October, 2011.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Tim Seneker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** (or other officer authorized to execute this instrument) of **J & P Properties LLC , A Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 31st day of October, 2011.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $512,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2011.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public