NEW OWNER:
K. AND W. SERVICES INC.
1711 TURNER STREET
OLD HICKORY, TN 37138-2752

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 12-0640

SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20120066704 DEEDWARR
Recvd: 09/06/12 09:00 3 pgs
Fees:18.00 Taxes:925.00
20120906-0080447

MAP & PARCEL #05311003000; #05311003100 & #05311002900

D E E D

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10) cash in hand paid, the receipt of which is hereby acknowledged, **SUE ROBINSON PAYNE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **K. AND W. SERVICES INC.**, a Tennessee corporation ("Grantee"), it successors and assigns, forever, the following tract or parcel of land, situated and lying **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Being part of the same property conveyed to SUE ROBINSON PAYNE by deed from KAL HELOU, ADMINSTRATOR C.T.A OF THE ESTATE OF ROBERT D. PAYNE, dated June 7, 1994, and of record in Book 9372, page 715, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 100 Park Circle, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 974, Page 11, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 31st day of August, 2012.

Sue Robinson Payne

SUE ROBINSON PAYNE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SUE ROBINSON PAYNE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2012.

GREGORY S. GILL STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/19/15

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The actual consideration or value, whichever is greater, for this transfer is **$ 250,000.00** .

R Kyle Reid

AFFIANT

Sworn to and subscribed to before me this the 31st day of August, 2012.

GREGORY S. GILL STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/19/15

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1: 102 Park Circle, Old Hickory, Tennessee

A certain Tract or Parcel of land situated in the 4th Civil District, (Now 11th Councilmanic District), of Davidson County, Tennessee, and being Lot No. 3 in Block "A" on a map entitled Subdivision Map 3, of the Life and Casualty Ins. Company Property at Old Hickory, Davidson County, Tennessee and recorded in Book 974, Page 11.

Said Lot No. 3 fronts 60 feet on the Westerly side of Park Circle and runs back between parallel lines 180 feet to a dead line and being 60 feet thereon.

TRACT 2: 100 B Park Circle, Old Hickory, Tennessee

A certain Tract or Parcel of Land situate in the 4th Civil District of Davidson County, Tennessee, and being the southerly 30 feet of Lot No. 2 in Block "A" and 50 feet of the back end of Lot No.1 and the northerly half of Lot No. 2 on the map entitled Subdivision Map 3, of the Life and Casualty Ins. Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, and being more particularly described as follows:

Beginning at a point in the Westerly property line of Park Circle 90 feet South of the Intersection of the Westerly Property line of Park Circle and the Southerly right of way line of the Tennessee Central Railway Company property line; thence in a Westerly direction at a right angle to the Westerly property line of Park Circle, 130 feet to a point; thence at a right angle and parallel to the Westerly property line of Park Circle crossing the boundary line between Lots Nos. 1 and 2 of Block "A" (Subdivision Map 3 of Life & Casualty Insurance Co. Property at – Old Hickory, Tenn.) a distance of 90 feet to the Southerly right of way line of the Tennessee Central Railway Company property; thence at a right angle and with the Tennessee Central Railway Company's Southerly right of way line a distance of 50 feet to a point, being the Northeasterly corner of the DuPont Rayon Company Gold Club property; thence at a right angle and in a Southerly direction along said Golf Club property's Easterly line a distance of 120 feet to a point; thence at a right angel and along the Southerly line of Lot No. 2 Block "A" a distance of 180 feet to a point in the westerly property line of Park Circle; thence with the Westerly property line of Park Circle and in a Northerly direction a distance of 30 feet to the point of beginning.

TRACT 3: 100 Park Circle, Old Hickory, Tennessee

Beginning at a point on the Westerly side of Park Circle in the boundary line of the right of way line of the Tennessee Railway Company and running thence 130 feet with the right of way line of the Tennessee Railway Company in a Westerly direction to a point; thence at a right angle to the Boundary line of the Tennessee Central Railway Company a distance of 90 feet in a Southerly direction and parallel to the Western property line of Park Circle to a point; thence at a right angle and in an Easterly direction a distance of 130 feet to a point in the westerly line of Park Circle; thence in a northerly direction a distance of 90 feet to the point of beginning, being all the frontage of Lot No. 1 and the Northerly half of the frontage of Lot No. 2, (of the Subdivision Map shown on plat of record in Book 9372, Page 715, DCRO).

Being part of the same property conveyed to Sue Robinson Payne by Warranty Deed from Kal Helou, Administrator C.T.A. of The Estate of Robert D. Payne, dated June 7, 1994, and of record in Book 9372, Page 715, in the Register's Office for Davidson County, Tennessee.