# WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, TUKE YOPP & SWEENEY,
SUITE 1100, BANK OF AMERICA PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

**GRANTOR:** **JOE R. SMITH FAMILY LIMITED PARTNERSHIP, L.P.**

**GRANTEE:** **WT ENTERPRISES, a Tennessee joint venture**

| **Address New Owner as Follows:** | **Send Tax Bills: To:** | **Map Parcel No.** |
|---|---|---|
| 215 Connell Street<br>Goodlettsville, TN 37072 | Same | 19-13-82<br>19-13-114 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and No/100 Dollars ($420,000.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **JOE R. SMITH FAMILY LIMITED PARTNERSHIP, L.P.**, a Tennessee limited partnership, the **GRANTOR** herein, does hereby bargain, sell, and convey to **WT ENTERPRISES, a Tennessee joint venture, GRANTEE** herein, its successors, and assigns, the following described real property situated in Davidson County, Tennessee, being more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as:

215 and 218 Connell Street, Goodlettsville, Tennessee 37072.

This conveyance is expressly made "as is" and subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

11/03 01:31 CHECK 1573.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Twenty Thousand and No/100 Dollars ($420,000.00)

Affiant: Kathy J. Byers

Sworn to and subscribed before me, this 2nd day of November, 1999.

Monica L. Carlen
Notary Public

My Commission Expires: January 25, 2003

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, and its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2 day of Nov., 1999.

**GRANTOR**

**JOE R. SMITH FAMILY LIMITED PARTNERSHIP, L.P.**

By: Joe R. Smith

Title: General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Monica A. Carlson, a Notary Public of said County and State, personally appeared Joe R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Joe R. Smith Family Limited Partnership, L.P., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by him self as partner.

Witness my hand and seal, at Office , this 2ND day of November, 1999.

Monica A. Carlson
Notary Public

My Commission Expires: January 25, 2003

EXHIBIT A

Property Description

TRACT I: Tax Parcel 82

LAND in Davidson County, Tennessee, being Lot No. 9, on the Plan of R.A. Cartwright's Heirs' Land, as shown on plat of record in Book 421, pages 144 and 145, in the Register's Office of Davidson County, Tennessee, which land is more particularly described in a survey by Joe M. Cummings, RLS 1513, of The Cummings Group, Inc., 113 - 17th Avenue South, Nashville, Tennessee 37203 as follows:

Beginning at an iron rod set in the southerly right-of-way of Connell Street (20 feet from the centerline) said iron rod marking the Northwest corner of the herein described tract and being located along said right-of-way from an iron rod in the easterly right-of-way of the CSX Railroad (53 feet from the centerline of the main track, per Book 4216 page 488 in the Register's Office of Davidson County, Tennessee (RODCT)) South 74 degrees 45 minutes 00 seconds East 93.42 feet; thence, leaving the point of beginning with the southerly right-of-way of Connell Street South 74 degrees 45 minutes 00 seconds East 92.00 feet to an iron rod set; thence, with the westerly boundary line of property owned by William B. Robinson of record in Book 6546 page 865 and Book 6853 page 662 (RODCT) South 09 degrees 11 minutes 32 seconds West 236.19 feet to an existing iron rod; thence, severing subject property as follows: North 84 degrees 35 minutes 11 seconds West 91.73 feet to a nail set in a concrete loading dock; North 09 degrees 12 minutes 11 seconds East 251.94 feet to the beginning containing 22,333 square feet.

TRACT II: Tax Parcel 114

LAND in Davidson County, Tennessee in the City of Goodlettsville, described in a survey by Joe M. Cummings, RLS 1513, of The Cummings Group, Inc. of 113 - 17th Avenue South, Nashville, Tennessee 37203, as follows:

Beginning at an iron rod set marking the intersection of the southerly right-of-way of Connell Street (20 feet from the centerline) with the easterly right-of-way of the CSX Railroad (53 feet from the centerline of the main track ) per Book 4216 page 488 in the Register's Office of Davidson County, Tennessee (RODCT); thence, leaving the point of beginning with the southerly right-of-way of Connell Street South 74 degrees 45 minutes 00 seconds East 93.42 feet to an iron rod set; thence, severing subject property South 09 degrees 12 minutes 11 seconds West 251.94 feet to a nail set in a concrete loading dock; South 07 degrees 39 minutes 25 seconds West 7.55 feet to an existing nail in said loading dock; thence, with the northerly boundary line of property owned by Trew Ventures, Inc. of record in Book 10516 page 387 (RODCT) North 76 degrees 26 minutes 42 seconds West 111.95 feet to an existing iron rod; thence, with the easterly right-of-way of the CSX Railroad (53 feet from the centerline of the main track) along a curve concave to the west having a radius of 11509.37 feet and an arc distance of 261.50 feet through a central angle of 01 degree 18 minutes and 06 seconds to the beginning containing 26,537 square feet.

Tracts I and II being a portion of the same property conveyed to the Smith Family Limited Partnership, L.P., by deed of record in Book 9904, page 613, corrected by document recorded in Book 10637, page 657, Register's Office for Davidson County, Tennessee, and using descriptions provided by the survey named above.

EXHIBIT B

Encumbrances

1. Taxes and/or any assessments levied or assessed subsequent to the date hereof.

2. ALL matters shown on Plat recorded in Book 421, page 144 and 145.

3. Rights of the Railroad under a Charter Right-of-Way.

4. Rights of the Louisville and Nashville Railroad Company, as set forth in instruments recorded in Book 2960, page 167 and Book 4216, page 488.

5. Matters as shown on Survey Number 99-022, dated 8/9/99, prepared by The Cummings Group, Inc., Land Surveyors.

PICKUP

06534467

REFERENCE

93 NOV -3 AM 7:09

REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11728 PAGE 518

0653467

REFERENCE

99 NOV -3 AM 7:09

REGISTER
DAVIDSON COUNTY, TN.

| | | | | |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 420000.00 |
| | | | CON TX | 1554.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 1573.00 |
| | | | CHECK | 1573.00 |
| 11/03/99 | 01 | 07:10 | 0001 | 7123 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1534867