3/15
Rec'd
4:11

THIS INSTRUMENT PREPARED BY:
Steven L. West
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 04/15/03 14:50 3pgs
Fees:18.00 Taxes:2220.00
20030415-0050277

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Rojo Properties 1740 Ed Temple Boulevard Nashville, TN 37208	New Owner	County Property Map 102, Parcel 61

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Welton Investments, LLC, a Tennessee limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Rojo Properties, a Tennessee general partnership hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Property located in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 61 on County Property Map 102, also being Lot 1 of the Final Plat of Phillips Terrace, Section Three, as of record in Deed Book 6050, page 27, R.O.D.C., Tn. and more particularly being described according to an As-Built Survey prepared by Wamble & Associates, PLLC, dated March 19, 1998, as follows:
>
> Beginning at a concrete highway monument (old) located on the northerly right-of-way line of Charlotte Pike (U.S. Hwy. 70N, State Route 24) said monument being the southeast corner of the herein described property and the southwesterly corner of Lot 2 on the Plat of Phillips Terrace, Section Two as of record in Plat Book 5060, page 200, R.O.D.C., Tn; thence, continuing with the northerly right-of-way line of said Charlotte Pike south 68 degrees 39 minutes 00 seconds west 200.00 feet to an iron rod (new), said iron rod also being the southeasterly corner of property conveyed to Darby Kennedy as of record in Deed Book 10307, page 141, R.O.D.C., Tn.; thence, following Kennedy's north line easterly 29 degrees 59 minutes 00 seconds west 114.20 feet to an iron rod (new); thence, north 23 degrees 43 minutes 00 seconds west 52.13 feet to an iron rod (new), said iron rod being the southwesterly corner of property conveyed to George Hussey as of record in Deed Book 6684, page 726, R.O.D.C., Tn.; thence, following Hussey's

southerly line and north 68 degrees 39 minutes 00 seconds east 219.30 feet to an iron rod (old), said rod being on the westerly line of Lot 2 on the Final Plat of Phillips Terrace Section Two as of record in Plat Book 5060, page 200, R.O.D.C., Tn.; thence, following the westerly line of said Lot 2 south 21 degrees 21 minutes 00 seconds east 165.00 feet to the point of beginning.

Containing 34,917 square feet or .80 acres.

Being the same property conveyed to Welton Investments, LLC by deed of record in Deed Book 10903, page 271, Register's Office for Davidson County, Tennessee.

This is improved property known as 6940 Charlotte Pike, Nashville, Davidson County, Tennessee.

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

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Davidson County taxes for 2003, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 6050, page(s) 27, said Register's office.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 14th day of April, 2003.

"GRANTOR"

WELTON INVESTMENTS, LLC, a Tennessee limited liability company

By: J. W. Jewell - C.M.

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John B Jewell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Welton Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, this 14th day of April, 2003.

Bridget B. Ross
Notary Public

BRIDGET B. ROSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:

9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 600,000.00. ~~and No/100 Dollars ($)~~. NJ

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of April, 2003.

Bridget B. Ross
Notary Public

BRIDGET B. ROSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

9-24-2005