Davidson County DEEDWARR
Recvd: 06/18/03 10:31 3pgs
Fees:18.00 Taxes:462.50

20030618-0083938

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of June, 2003.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Small Wonders Child Care Center, Inc.
c/o John and Judy Newell
4014 Drakes Branch Road
Nashville, Tennessee 37218

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
71-1-57,60,64,65,71,72

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Herrod and Marie Hopkins and Richard Hopkins** hereinafter referred to as Grantors, hereby transfers and conveys to **Small Wonders Child Care Center, Inc.** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being a 2.78 acre tract North of Winstead Avenue and West of Monticello Street and being Lot Nos. 38 thre 44; part of a closed alley; the south part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being loacted on the Map of Monticello or Map of E. C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", page 551, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Joseph Herrod, Charles Burton Herrod and Mary Lametta Hopkins by Quitclaim Deed from Marie Hughes, of record in Book 4451, page 805, said Register's Office, dated August 18, 1970. The said Charles Burton Herrod died intestate on October 21, 1985, leaving Joseph Herrod and Mary Lametta Hopkins as his only living heirs-at-law. Mary Lametta Hopkins died intestate March 2, 1997, leaving Marie Hopkins, Richard Hopkins and William Hopkins, as her only living heirs-at-law, all as set out in an

Affidavit of Heirship of record in Book 11575, page 574, said Register's Office, by which the property vests in Joseph Herrod, as to one-half (1/2) undivided interest, Marie Hopkins, as to a one-sixth (1/6) undivided interest, Richard Hopkins, as to a one-sixth (1/6) undivided interest and William Hopkins, as to a one-sixth (1/6) undivided interest. The said William Hopkins having since conveyed his one-sixth (1/6) undivided interest in the subject property to Marie Hopkins and Richard Hopkins, equally by Quitclaim Deed of record at Instrument No. 20020520-0061056, said Register's Office. The subject property is currently vested in Joseph Herrod, as to a one-half (1/2) undivided interest, Marie Hopkins, as to a one-fourth (1/4) undivided interest and Richard Hopkins, as to a one-fourth (1/4) undivided interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Easement to Tennessee Electric Power Company by J.C. Haynes and wife, of record in Book 787, Page 11, Register's Office for Davidson County, Tennessee.

Deed for right-of-way to Davidson County, Tennessee from J.C. Haynes and wife, for widening " Youngs Lane" of record in Book 1727, page 563, Register's Office for Davidson County, Tennessee.

Deed for right-of-way and easement to the State of Tenenssee of record in Book 10288, page 183, Register's Office for Davidson County, Tennessee.

Closing of alley of record in Book 3132, page 347, Register's Office for Davidson County, Tennessee.

NES Anchor Easement of record in Book 10380, page 802, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Map/Parcel 71-1-57,60,64,65,71,72 Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of June, 2003.

Joseph Herrod

Marie Hopkins

Richard Hopkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Herrod and Marie Hopkins and Richard Hopkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2003.

Notary Public

My Commission Expires: 11/2/05