WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-2409-F

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HCT Investments, LLC (NAME)	New Owner (NAME)	MAP 65-13-0
1201 16th Avenue, South, # 201 (ADDRESS)	(ADDRESS)	PARCEL 6
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ragan-Smith Associates, Inc., Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HCT Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 11th Councilmanic District, Metro Nashville-Davidson County, Tennessee, being Parcel 6 on the Tax Map 65-13, and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way line (as widened) of Lebanon Pike, U.S. 70 at the southeast corner of Lot No. 4, Section Four, Scott's Hollow Phase One, as of record in Book 11190, Page 59, Register's Office for Davidson County, Tennessee, said pin being 680 feet, more or less, easterly from the east right-of-way line of Big Horn Drive as measured along the north right-of-way line of Lebanon Pike (as widened); thence,

With the east line of Lot No. 4, North 06 degrees 37 minutes 59 seconds West, 249.28 feet; to an iron rod (old) at the northeast corner of Lot No. 4 and the south line of Knollview, as of record in Book 6900, Page 71, Register's Office for Davidson County, Tennessee; thence,

With the south line of Knollview, North 70 degrees 35 minutes 44 seconds East, 137.90 feet; to an iron rod (old); thence,

Continuing with south line of Knollview, North 31 degrees 08 minutes 06 seconds East, 87.37 feet; to an iron rod (new), being the northwest corner of Lot No. 2, Section Two, Scott's Hollow Phase One, as of record in Book 8250, Page 241, Register's Office for Davidson County, Tennessee; thence,

With the west line of Lot No. 2, South 23 degrees 41 minutes 22 seconds East, 272.60 feet; to an iron rod (new) in the northerly right-of-way line (as widened) of Lebanon Pike; thence,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4967 Lebanon Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 19th day of November, 2004

Ragan-Smith Associates, Inc., Trustee
By:
Terry Hundley, VP, CFO & Sec-Treas

Davidson County DEEDWARR
Recvd: 11/23/04 09:43 3pgs
Fees:18.00 Taxes:2035.00

20041123-0140192

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

With the northerly right-of-way line of Lebanon Pike (as widened), South 64 degrees 01 minutes 15 seconds West, 100.52 feet to the beginning of a curve; thence,

Continuing with said right-of-way line with a curve to the right having a radius of 3222.04 feet, a central angle of 03 degrees 13 minutes 48 seconds, an arc length of 181.63 feet and a chord bearing and distance of South 65 degrees 45 minutes 56 seconds West, 181.61 feet, to the Point of Beginning, and containing 58,479 square feet or 1.342 acres, more or less.

Being the same property conveyed to Ragan-Smith Associates, Inc., Trustee, by Quitclaim Deed from First Farmers and Merchants National Bank, as Trustee of Ragan-Smith Associates, Inc., Restated Profit Sharing 401(k) Plan, of record in Instrument No. 19991230-0309182, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TERRY HUNDLEY**, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the **VP, CFO & Sec-Treas. of RAGAN-SMITH ASSOCIATES, INC., TRUSTEE,** and that he as such VP, CFO, & Sec-Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 19th day of November, 2004.

Bertie Jo Whitaker

Notary Public

My Commission Expires:
09-22-07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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