WARRANTY DEED

FILE BOX 19B
04-09-003-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of February, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/09/05 15:16 3 pgs
Fees:18.00 Taxes:980.50

20050209-0015271

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAF PROPERTIES, A TENNESSEE PARTNERSHIP	" NEW OWNER "	OUT OF 182-142.00CO &
(NAME) 2625 Grandview Avenue	(NAME)	OUT OF 174-120.00CO
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES W. CLARK**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAF PROPERTIES, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING unimproved ☒
Improved ☐ property known as: 14.02 +/- Acres in Davidson County, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of February, 2005.

James W. Clark

JAMES W. CLARK

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. CLARK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of February, 2005.

My Commission Expires: 03/31/07

Notary Public

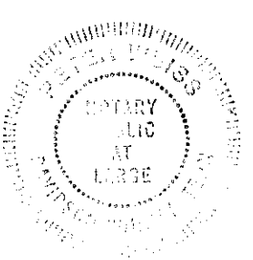


EXHIBIT "A"

TO

LEGAL DESCRIPTION

DESCRIBED according to a Survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as 78-222 as follows:

BEGINNING at an iron pin on the westerly margin of Pettus Road, said iron pin being 800.00' as measured northwardly along the westerly margin of said road from the northerly line of the Jesse M. Wisener Property, of record in Deed Book 4555, Page 147, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of said Pettus Road the following 4 calls: North 84 Degrees 22 Minutes 38 Seconds West, 719.70 Feet to an iron pin; thence South 50 Degrees 57 Minutes 22 Seconds West, 60.90 Feet to an iron pin; thence North 51 Degrees 18 Minutes 13 Seconds West, 78.67 Feet to an iron pin; North 84 Degrees 23 Minutes 23 Seconds West, 548.24 Feet to an iron pin; thence North 5 Degrees 44 Minutes 58 Seconds, 1299.21 Feet to an iron pin; said iron pin being in the line of W.K. Gardner Property of record in Deed Book 4904, Page 320, Register's Office for Davidson County, Tennessee; and also being in a fence line; thence with Gardner's line and a fence South 83 Degrees 56 Minutes 56 Seconds East, 293.70 Feet to an iron pin set at a fence corner, said iron pin being the northwest corner of the Ethel Wisener Property of record in Deed Book 2538, Page 601, said Register's Office.; thence leaving Gardner's line and with Wisener's line and a fence South 1 Degree 34 Minutes 29 Seconds West, 1133.17 Feet to an iron pin set at a fence corner, said iron pin being the southwest corner of the said Wisener Property; thence continuing with Wisener's line and a fence South 84 degrees 22 Minutes 38 Seconds East, 1000.0 Feet to an iron pin being on the westerly margin of said Pettus Road; thence leaving Wisener's line and with the margin of Pettus Road South 5 Degrees 10 Minutes 14 Seconds West, 166.68 Feet to the point of BEGINNING, containing 14.02 Acres, more or less.

THE above described property is part of the property conveyed to J.A. Wisener by Deed of record in Book 5392, Page 13, Register's Office for Davidson County, Tennessee. AND further conveyed to Thelma W. Clark, of record in Book 5535, Page 586, said Register's Office. THE SAID THELMA W. CLARK having died intestate, December 1, 2003 and title having vested in JAMES W. CLARK, ONLY HEIR AT LAW OF THELMA W. CLARK, DECEASED.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT is not now nor ever been principal place of residence for the Grantor(s).