Davidson County DEEDWARR
Recvd: 04/01/05 15:29 4 pgs
Fees:23.00 Taxes:1827.80

20050401-0035673

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$494,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **31st DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
WOOD RIDGE INVESTMENTS, LLC **6517 Windy Hill Court** **Brentwood, TN 37027**	**S A M E**	P/O 188-4 (PTNCT'S) 188-33 (5.01 ACRES) 188-34 (13.24 ACRES)

FOR AND IN 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, STEVE WILLIAMS and wife, JANICE WILLIAMS, a/k/a STEVEN C. WILLIAMS and wife, JANICE E. WILLIAMS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOOD RIDGE 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:

See Attached Legal Descriptions

BEING the same property conveyed to Steve Williams and wife, Janice Williams by deed from Robert E. Carothers of record in Book 9905, page 633 (as to 5.01 Acres) and by deed from Robert E. Carothers (as to 13.24 Acres) of record in Book 9935, page 658, and to Steven C. Williams and wife, Janice E. Williams by Quitclaim Deed from Estate of Dorothy Jean Carothers (2.79 Acres) of record in Instrument Number 20050401.00 35672 Register's Office for Davidson County, Tennessee.

This is improved property known as 7176 Carothers Road, Nolensville, Tennessee 37135

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 OUR HANDS THIS 31ST DAY OF MARCH, 2005.

STEVE WILLIAMS
a/k/a STEVEN C. WILLIAMS

JANICE WILLIAMS
a/k/a JANICE E. WILLIAMS

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 STEVE WILLIAMS a/k/a STEVEN C. WILLIAMS and wife, JANICE WILLIAMS a/k/a JANICE E. WILLIAMS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Property located in the 31st councilmanic district of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, surveyor #823, dated June 20, 1995, and known as job no. 950082, as follows:

TRACT 1:

Beginning at an iron pin in the southerly margin of Carothers Road, said point of beginning being located approximately 1,761.5 feet East from the easterly margin of Battle Road as measured along the southerly margin of Carothers road, thence; with said road South 83 degrees 34 minutes 27 seconds East, 400.00 feet to an iron pin, thence; leaving said road south 06 degrees 25 minutes 33 seconds West, 545.59 feet to an iron pin, thence; North 83 degrees 34 minutes 27 seconds West, 400.00 feet to an iron pin, thence; North 06 degrees 25 minutes 33 seconds East, 545.59 feet to the point of beginning, containing 5.01 acres, more or less.

TRACT 2:

Beginning at an iron pin in the southerly margin of Carothers Road, said point of beginning being located approximately 2,161.5 feet East from the easterly margin of Battle Road as measured along the southerly margin of Carothers Road, thence; with said road South 83 degrees 34 minutes 27 seconds East, 123.63 feet to an iron pin, thence; with a curve to the right having a radius of 384.25 feet, a chord length of 531.59 feet, said chord having a bearing of South 39 degrees 48 minutes 28 seconds East, a distance along said curve of 587.04 feet to an iron pin, thence; South 03 degrees 57 minutes 33 seconds West, 163.43 feet to an iron pin, thence; leaving said road south 04 degrees 14 minutes 29 seconds West, 373.69 feet to an iron pin, thence; North 83 degrees 34 minutes 27 seconds West, 928.81 feet to an iron pin, thence; North 06 degrees 25 minutes 33 seconds East, 358.82 feet to an iron pin, thence; South 83 degrees 34 minutes 27 seconds East, 400.00 feet to an iron pin, thence; North 06 degrees 25 minutes 33 seconds East, 545.59 feet to the point of beginning, containing 13.24 acres, more or less.

TRACT 3:

PROPERTY DESCRIPTION
(2.793 ACRE TRACT)

A tract of land in the Thirty-First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying southwesterly of Carothers Road, being a portion of Parcel 4.00 on Davidson County Tax Map No. 188 and being more particularly described as follows:

Commencing at an iron rod (old) on the south right-of-way line of Carothers Road, said pin being the northeasterly property corner of a tract of land conveyed to Steve Williams and wife, Janice Williams as of record in Deed Book 9903, Page 633, Register's Office for Davidson County, Tennessee (Parcel 33.00-Tax Map 188); thence,

With the south right-of-way line of said Carothers Road, South 83 degrees 34 minutes 27 seconds East, 123.63 feet to an iron rod (old); thence,

In a southwesterly direction with a curve to the right having a delta angle of 87 degrees 26 minutes 42 seconds, a radius of 384.87 feet, for a length of 587.39 feet to an iron rod (old); said curve has a chord bearing and distance of South 39 degrees 51 minutes 06 seconds East, 532.02 feet; thence,

South 03 degrees 57 minutes 33 seconds West, 163.43 feet to an iron rod (old); thence,

Leaving said right-of-way of Carothers Road, South 04 degrees 11 minutes 25 seconds West, 373.70 feet to an iron rod (old), being the true **Point Of Beginning** of the herein described tract; thence,

1) With a new severance line through Parcel 4.00-Tax Map 181, South 04 degrees 14 minutes 25 seconds West, 209.97 feet to an iron rod (new); thence,

2) North 83 degrees 34 minutes 27 seconds West, 480.00 feet to an iron rod (new); thence,

3) North 38 degrees 17 minutes 09 seconds West, 295.27 feet to an iron rod (new) in the southerly line of Parcel 34.00-Davidson County Tax Map No. 188; thence,

4) With the southerly line of said Parcel 34.00, in part, South 83 degrees 34 minutes 27 seconds East, 679.73 feet to the Point Of Beginning and containing 121,671 square feet or 2.793 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Robert E. Carothers as of record in Deed Book 4819, Page 848, Register's Office for Davidson County, Tennessee.