Davidson County DEEDWARR
Recvd: 07/11/05 16:05 4 pgs
Fees:23.00 Taxes:2079.40
20050711-0080105

SPECIAL WARRANTY DEED

FROM: Budig Realty, LLC

TO: Thomas Newton Garrison and wife, Cecile Crane Garrison

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas Newton Garrison and wife, Ceile Crane Garrison 219 Scenic Ridge Court Old Hickory, TN 37138	Same	60-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $502,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of July, 2005.

Notary Public

My Commission Expires:

SARAH GWALTNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sarah Gwaltney
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Budig Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Thomas Newton Garrison and wife, Ceile Crane Garrison** (hereinafter collectively called the "Buyer"), and Buyer's heirs and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is 5.46 acres of improved property located at 100 Fernco Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 11th day of July, 2005.

SELLER: Budig Realty, LLC

By: _____
George J. Budig, Manager

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George J. Budig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Budig Realty, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal at office in Cincinnati, Ohio, this 8th day of July, 2005.

_____
Notary Public
BRIAN SCHWARTZ
Notary Public, State of Ohio
My Commission Expires Feb. 7, 2008

My Commission Expires:

2/7/08

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Budig Realty, as shown on plat of record in Instrument No. 20020815-0098936, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Budig Realty, LLC, by Deed of Record in Instrument No. 20010123-0007091, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.
2. All matters shown on Plat recorded in Instrument No. 20020815-0098936.
3. Storm Water Detention Agreement as of record in Instrument No. 20020508-0056806.
4. Storm Water Detention Agreement as of record in Instrument No. 20050627-0073562.