CWF

Davidson County DEEDWARR
Recvd: 01/23/06 11:37 4 pgs
Fees:23.00 Taxes:1424.50
20060123-0008306

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley Fordham, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
James W. Cameron III, Trustee 414 Union Street, Suite 1830 Nashville, TN 37219	Same	Map 133-15 Parcel 75

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SWEETBRIAR REALTY COMPANY**, a North Carolina corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAMES W. CAMERON III, TRUSTEE**, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary, (the "Grantee"), his heirs and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

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

Grantor further covenants that Grantor is the lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 6th day of January, 2006~~2005~~.

SWEETBRIAR REALTY COMPANY, a North Carolina corporation

By: G Alex Bernhardt

Title: President

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF ~~DAVIDSON~~ Caldwell)

Before me, Linda C Canipe, a Notary Public of the state and county aforesaid, personally appeared G. Alex Bernhardt, with whom I am personally acquainted, or proved to me

on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the President of Sweetbriar Realty Company, a North Carolina corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, at office in Lenoir, NC, this 6th day of ~~December, 2005.~~ January, 2006.

LINDA C. CAMPA NOTARY PUBLIC CALDWELL COUNTY, NC

Linda C Campa
Notary Public

My Commission Expires: May 13, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $385,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Cameron
Affiant

Sworn to and subscribed before me, this 17th day of ~~December~~ January, 2006.

Jane Caplenn
Notary Public

My Commission Expires: 11-14-2009

JANE CAPLENN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

7101-05002-2

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Section 1, Elysian Center, of record in Plat Book 4060, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sweetbriar Realty Company, a North Carolina corporation by deed dated November 1, 1975 from Carmack Cochran, Trustee, with full power to sell without the consent, approval or intervention of any person, of record in Book 4968, page 516, Register's Office for Davidson County, Tennessee.

Exhibit B

1. Taxes for the year of 2005 a lien, due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of Section 1, Elysian Center of record in Plat Book 4060, Page 143, Register's Office of Davidson County, Tennessee.

3. Sewer easements of record in Book 3314, page 115 and in Book 3799, page 651, said Register's Office.

4. Drainage easement of record in Book 4150, page 120, said Register's Office.

5. Right-of-way agreement contained in instrument of record in Book 3950, page 777, and re-recorded in Book 3959, page 884, said Register's Office.

6. Restrictions of record in Book 4287, page 18, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Agreement between Carmack Cochran, Trustee and Nashville Gas Company, of record in Book 4853, page 231, said Register's Office.

8. Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.