Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/06 08:48 2 pgs
Fees:13.00 Taxes:740.00
20060201-0012258

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Westwood Partners, LLC	**NEW OWNER**	**Map 118-07, Parcel 057**
2603 Westwood Drive		
Nashville, TN 37204		

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,

Ruth O. Wagoner

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

Westwood Partners, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Berrywood, Section 2 , of record in Plat Book 3106, page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Porter W. Wagoner and wife, Ruth O. Wagoner, by Deed from Hubert G. Peeler and wife, Doris E. Peeler, of record in Book 3459, Page 471, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in File No. 86D-713 and in Minute Book 157C, Page 1990A, Fourth Circuit Court for said County. The said property was further conveyed to Ruth Olive Williams Wagoner, by Quitclaim Deed from Porter Wayne Wagoner of record in Book 7073, page 264, said Register's Office. Ruth Olive Williams Wagoner is also known as Ruth O. Wagoner.

This conveyance is subject to restrictive covenants of record in Book 3219, Page 13, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **605 Berry Road, Nashville, TN 37204**

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/our hand(s) this **31st** day of **January, 2006.**

Ruth O. Wagoner
Ruth O. Wagoner

BY Richard W. Wagoner ATTY-in-fact
Richard W. Wagoner , Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Richard W. Wagoner,** 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 Attorney-In-Fact for **Ruth O. Wagoner,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ruth O. Wagoner for the purpose therein contained, by signing the name of Ruth O. Wagoner by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, **2006.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09