WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2006.

Carol L McArthur
Notary Public

MY COMMISSION EXPIRES July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/06/06 08:58 2 pgs
Fees:13.00 Taxes:481.00

20060206-0014179

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc.	SAME.	19-074.00-0-20.00
(NAME) P. O. Box 325	(NAME)	19-074.00-0-021.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	19-074.00-0-022.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust through John R. Wilson and Lucille G. Wilson, Trustees**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Investment Properties, Inc.**, 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:

Beginning at a point located in the westerly right-of-way line of Neelys Bend Road, said point being the southeasterly corner of property conveyed to Cleora B. Howell and Juanita B. Howell by quitclaim deed of record in Book 6088, page 260, R.O.D.C., and being the northeasterly corner of the herein described tract,

THENCE, with the westerly right-of-way line of Neelys Bend Road S 4°15'00" W, 1072.87 feet to an iron rod,

THENCE, leaving said right-of-way line with a new line and severing the John R. Wilson property N 84°48'15" W, 934.10 feet to an iron rod,

THENCE, leaving said line with the easterly line of another property conveyed to Cleora B. Howell and Juanita B. Howell (bk 6088, pg 260, R.O.D.C.) N 4°15'00" E, 144.00 feet to an iron rod located at the fence corner,

THENCE, continuing S 84°48'15" E, 431.82 feet to an existing iron pin located at the fence corner,

THENCE, N 4°15'00" E, 946.90 feet to an iron rod located at the fence corner,

THENCE, leaving said line with the southerly line of the aforementioned Cleora B. Howell and Juanita B. Howell property (bk 6088, pg 260, R.O.D.C.) S82°45"00" E, 502.90 feet to an existing iron pin and the point of beginning, containing 605,500 square feet or 13.90 acres, the same more or less according to a survey by Benny M. Cantrell, Tennessee RLS 1638, P. O. Box 293192, Nashville, Tennessee 37229.

Being a part of the same property conveyed to The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust through John R. Wilson and Lucille G. Wilson, Trustees by Quitclaim Deed from John R. Wilson and Lucille G. Wilson, of record in Instrument No. 200507070078547, dated June 8, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 150; easement of record in Book 4211, page 595; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Neelys Bend Road, Nashville, TN 37115-5820
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of February, 2006.

The John R. Wilson and/or Lucille G. Wilson
Revocable Living Trust

By: Mrs. Lucille G. Wilson
Lucille G. Wilson , Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Lucille G. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged herself to be the Trustee of The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust through John R. Wilson and Lucille G. Wilson, Trustees, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust through John R. Wilson and Lucille G. Wilson, Trustees as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2006.

Bryan D. Spicer
Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008