Davidson County DEEDWARR
Recvd: 02/06/06 10:15 2 pgs
Fees:13.00 Taxes:6400.15
20060206-0014304

TAX IDENTIFICATION: MAP/PARCEL 188-00-0-012.00 and 188-00-0-009.00

SEND TAX BILLS TO

same

NAME AND ADDRESS OF NEW OWNERS

Wood Ridge Investments, LLC
6517 Windy Hill Court
Brentwood, TN 37027

STATE OF TENNESSEE)
:ss
DAVIDSON COUNTY)

Prepared from Information
Furnished by the Parties by:
EWING SMITH, JR., Attorney at Law (sfh)
Murfreesboro, Tennessee

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid and/or secured to be paid, receipt and sufficiency of which is hereby acknowledged; we, DOROTHY JANE WALDRON WASHER and GORDON ELLIS WALDRON, the undersigned Grantors, have this day bargained and sold and do by these presents hereby transfer and convey unto **WOOD RIDGE INVESTMENTS, LLC**, Grantee, it's successors and assigns forever, that certain parcel of real estate situated in the 99th Council District and in the 5th (formerly 6th) Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING generally located north and south of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way line of Carothers Road at the northwest corner of the land conveyed to R.E. Carothers c/o Janice Williams as of record in Deed Book 670, Page 433, R.O.D.C.; thence, with the westerly line of said R.E. Carothers c/o Janice Williams the following calls: S 06°20'39" W a distance of 599.40' to an iron pin; N 83°53'32" W a distance of 495.00' to an iron pin; S 08°42'22" W a distance of 1632.61' to an iron pin; N 81°53'32" W a distance of 628.00' to an iron pin on the westerly line of Robert E. Carothers etux as of record in Deed Book 3677, Page 596, R.O.D.C.; thence, with the lines of said Robert E. Carothers etux N 08°06'28" E a distance of 1655.43'to a PK nail in the center of Carothers Road; thence, with the centerline of said Carothers Road N 89°12'37" W a distance of 144.33' to a PK nail; thence, leaving said centerline with the easterly line of Robert E. Carothers as of record in Deed Book 3344, Page 585, R.O.D.C., N 07°08'00" E a distance of 2073.03' to a iron pin on the south line of Robert E. Carothers as of record in Deed Book 2032, Page 541, R.O.D.C.; thence, with the southerly line of said Robert E. Carothers S 80°26'55" E a distance of 477.00' to an iron pin on the westerly line of Brookside Development, LLC as of record in Deed Book 289, Page 176, R.O.D.C.; thence, with the lines of said Brookside Development, LLC the following calls: S 83°10'33" E a distance of 746.64' to an iron pin; S 05°05'26" W a distance of 80.04' to an iron pin; S 05°07'58" W a distance of 82.04' to an iron pin; S 05°02'57" W a distance of 83.89' to an iron pin; S 05°07'49" W a distance of 1221.59' to an iron pin; which is the point of beginning, having an area of 3,640,741 square feet or 83.58 acres more or less, according to survey of Duclos Survey & Design, Inc., P.O. Box 241, Nolensville, TN 37135, dated January 27, 2006.

Being the same property conveyed to Dorothy Jane Waldron Washer and Gordon Ellis Waldron, as tenants in common, by Executrix's Quitclaim Deed from Dorothy Jane Waldron Washer, Executrix, of record in Book 8559, page 439, Register's Office for Davidson County, Tennessee.

THIS property is subject to Easements for pipeline to Colonial Pipeline of record in Book 4588, page 476, and Book 3611, page 193 rerecorded at Book 3641, page 353; and Easement for Road Purposes to Davidson County in Book 2748, page 573, all of the Register's Office of Davidson County, Tennessee, to public road easement and to any and all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, it's successors and assigns, forever.

The undersigned covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee our proportionate share and the Grantee assuming payment thereof; and to Rollback Tax Lien of record in Book 8846, page 464 and page 465, of the Register's Office of Davidson County, Tennessee, the payment for which taxes is being solely assumed by the Grantee.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, it's successors and assigns, against the lawful claims of all persons, whomsoever.

I, the undersigned Earl W. Washer hereby join in this conveyance for the purpose of conveying any interest which I may have by virtue of my marriage to the respective Grantor, Dorothy Jane Waldron Washer.

WITNESS OUR HANDS, this 3 day of February, 2006.

Dorothy Jane Waldron Washer
DOROTHY JANE WALDRON WASHER

Gordon Ellis Waldron
GORDON ELLIS WALDRON

Earl W. Washer
EARL W. WASHER

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Dorothy Jane Waldron Washer, Earl W. Washer, and Gordon Ellis Waldron, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 3 day of February, 2006.

Notary Public

SUSAN FRITSCHER-HALL Notary Public At Large RUTHERFORD COUNTY, TN

My commission expires: 3-15-08

STATE OF TENNESSEE)
ss.
~~DAVIDSON~~ Williamson COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,729,770.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Forte
Affiant

SWORN to and subscribed before me this the 2nd day of February, 2006.

THOMAS N. JONES NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My commission expires: 7-24-07