File No. 250200642

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/06 08:17 4 pgs
Fees:23.00 Taxes:2775.00

20060228-0022643

STATE OF Tennessee
COUNTY OF Hamilton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-8-06
(AFFIX SEAL)

DEBORAH A. WILLIAMS NOTARY PUBLIC AT LARGE HAMILTON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Legal Title
737 Market Street, Suite 400
Chattanooga, TN 37402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Real Estate Investment Group, LLC	Real Estate Investment Group, LLC	175-167.00
(NAME)	(NAME)	
736 Georgia Avenue, Suite 606	SAME	
(ADDRESS)	(ADDRESS)	
Chattanooga TN 37402	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Harold Holigan, and Wife, Hermena Holigan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Real Estate Investment Group, LLC**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Harold Holigan and Wife, Hermena Holigan by deed from T & T Partners I, a Texas general partnership, recorded in Book 11376, Page 871, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Murfreesboro Road, Antioch, TN 37013
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of February, 2006.

Harold Holigan

Hermena Holigan

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harold Holigan, and Wife, Hermena Holigan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of February, 2006.

Commission expires: 5-23-07

NAME Notary Public

CYNTHIA L. COTTRELL
Notary Public, State of Texas
My Commission Expires
May 23, 2007

File Number: 250200642

RETURN TO:
Legal Title
737 Market Street, Suite 400
Chattanooga, TN 37402

File No.: 250200642

EXHIBIT A

Property located in the 32nd Councilmanic District of Nashville. Davidson County, Tennessee; Being a portion of "Tract 2A" & "Tract 2A-l" as of record in Deed Book 11376, Page 871 in the Registers Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINN1NG at a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41), said point being the northwest corner of Tract 2A conveyed to Harold and Hermena Holigan as of record in Deed Book 11376, Page 871, R.ODC., TN, said point also being the southeast corner of property conveyed to Wayne D. Hardwick as of record in Deed Book 6150, Page 328 R.O.D.C., TN.;

THENCE, following said existing northerly right-of-way line of Murfreesboro Pike South 47 degrees 28 minutes 26 seconds East for a distance of 465.88 feet to a the point;

THENCE, leaving said existing right-of-way line and following the proposed right-of-way line of Murfreesboro Pike (U.S. Highway 70 & 41) South 42 degrees 31 minutes 34 seconds West for a distance of 7.00 feet to the point of commencement of the herein described property;

THENCE, leaving said proposed right-of-way line of Murfreesboro Pike, and following a new line North 42 degrees 31 minutes 34 seconds East for a distance of 281.56 feet to a point;

THENCE, continuing with a new line, South 47 degrees 28 minutes 51 seconds East for a distance of 155.16 feet to a point;

THENCE, continuing with a new line, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 31.35 feet and a chord of South ii degrees 33 minutes 34 seconds East for a distance of 29.33 feet to a point on the proposed westerly right-of-way line of LaVergne-Couchville Pike;

THENCE, leaving said new line and following said proposed westerly right-of-way line of LaVergne-Couchvi1le Pike. South 24 degrees 21 minutes 43 seconds West for a distance of 251.09 feet to a point

THENCE, continuing with said proposed westerly right-of-way line of LaVergne-Couchville Pike, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.00 feet and a chord of South 78 degrees 26 minutes 38 seconds West for a distance of 40.49 feet to a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41);

THENCE, leaving said proposed westerly right-of-way line of LaVergne-Couchville Pike and following said existing northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 105.68 feet to a point;

THENCE, leaving said existing northerly right-of-way line and following the proposed northerly right-of-way line of said Murfreesboro Pike North 41 degrees 23 minutes 07 seconds West for a distance of 65.99 feet to a point;

THENCE, continuing with said proposed northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 62.00 feet to the point of commencement;
Containing 62,664 square feet or 1.44 acres, more or less.