Davidson County DEEDWARR
Recvd: 03/10/06 10:12 3 pgs
Fees:18.00 Taxes:2220.37

20060310-0027941

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $600,100.00. **Affiant** Subscribed and sworn to before me, this 8th day of March, 2006. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number(s):
Wauford Associates, Inc. a Tennessee corporation 2835 Lebanon Road Donelson, TN 37214	Same	096-02-0; 012.00 096-02-0; 013.00 096-02-0; 014.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZETA REALTY COMPANY, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **WAUFORD ASSOCIATES, INC., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land Description per Book 5716, Page 342, R.O.D.C., TN. as follows:

Being Lot No. 2 on the Plan of the Z.J. Wilkerson's Survey made on October 30, 1937, of a part of resubdivision of a part of the E.B. Graves Plan, as of record in Plan Book 2, page 90, of the Chancery Court at Nashville, Tennessee, and more particularly described as follows:

Beginning at a point located in the south margin of the Lebanon Road and in the east margin of an unnamed street, and running along the east margin of said unnamed street 100 feet south to the northwest corner of Lot No. 3; thence running easterly along the north margin

of Lot No. 3, 143.5 feet to a point, said point being the common point of Lots Nos. 1 and 2 in the north margin or Lot No. 3, thence north 21 deg. 30 Min. west along the westerly line of Lot No. 1, 155 feet to a point in the south margin of the Lebanon Road; thence along said margin of the Lebanon Road north 64 deg. east 90 feet to the point of beginning; and,

Lot No. 3 on the survey of Z. J. Wilkerson's survey made on November 30, 1943 of a part of the Re-subdivison of part of E.B. Graves Plan recorded in Plan Book 2, page 90, of Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point same being the southwest corner of Lot No. 2 and the northwest corner of Lot No. 3 and running south with road right-of-way 75 feet to the northwest corner of Lot No. 4; thence south 89° east 230 feet to a point in the Browning line and being the northeast corner of Lot. No. 4; thence in a northerly direction with the Browning line 50 feet to a point; thence continuing in a northerly direction with the Browning line 25 feet to a stake, same being southeast corner of Lot No. 1 and the northeast corner of Lot No. 3; thence North 88° west 228.5 feet to the point of beginning.

And being the same property as:
Land Description
Tax Map 96-02, Parcels 13 & 14
1/18/06

Land in the 1st. Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a mag nail set in the southerly right of way of Lebanon Pike, said mag nail also being the northwest corner of the herein described tract;

Thence, with the southerly right of way of Lebanon Pike, with a curve to the left having an arc distance of 101.40 feet, a radius of 522.65 feet, a chord direction of North 62°18'28" East and a chord distance of 101.24 feet to a iron rod set in the westerly line of the Kingsland Properties property as recorded in Instrument # 20031006-0147318 R.O.D.C, TN;

Thence, leaving the said right of way and running along the westerly line of the Kingsland Properties property; South 20°46'45" East a distance of 149.58 feet to an iron rod found;

Thence, North 89°45'41" East a distance of 84.97 feet to an iron rod found;

Thence, South 00°46'13" West a distance of 43.63 feet to an iron rod found; said rod being the southwesterly corner of the Kingsland Properties property and the northwest corner of the Lee M. Barrett Jr. property as recorded in Deed Book 9763, Page 519 R.O.D.C., TN;

Thence, along the westerly line of the Lee Barrett Jr. property South 00°47'37" West a distance of 45.02 feet to an iron rod found; said rod being the northeast corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, along the northerly line of the Zeta Realty Company property; North 87°27'45" West a distance of 230.41 feet to an iron rod found in the east line of an unnamed street; said rod also being the northwest corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, with the easterly line of said unnamed street, North 01°14'46" East a distance of 170.93 feet to the Point of Beginning and containing 0.76 Acres or 33,217 square feet, according to a survey by Joseph C. McConnell, RLS #992, dated January 18, 2006, as revised January 24, 2006 and March 5, 2006.

Being the same property conveyed to Zeta Realty Company by deed from Albert H. Donnell, Trustee, acting by and through Liberty State Bank if Dekalb County, Tennessee, Trustee of each the joint venturers of Zeta Realty Company, in Book 5716 Page 342, R.O.D.C., TN

TRACT II:
A tract of land in Davidson County, Tennessee, being part of Z.J. Wilkinson's 1937 unrecorded survey of The E.B. Graves Plan, as of record in Plan Book 2, page 90 of the Chancery Court of Davidson County, Tennessee, and being described according to a survey by Campbell Surveying Co, Inc., dated 11-14-91, more particularly described as follows:

Beginning at a new iron rod on the easterly margin of a 15' un-named roadway, said iron rod being the southwest corner of the Zeta Realty property as of record in Book 5716,p age 342, R.O.D.C., TN, and the northwest corner of the herein described tract. Thence leaving said margin along Zeta's southerly line S 87°27'45" E 228.13' to an old iron rod on the westerly line of the Sidney Stowall property as of record in Book 2156, page 209, RODC, Tennessee. Thence along Stowalls westerly line S 02°22'00" W 829.39' to a new iron rod on the northerly right of way of the Nashville Eastern Railroad;

Thence along said margin N 65°50'26" W 260.38 to a new iron rod on the aforementioned easterly margin of a 15 foot un-named roadway;

Thence along said easterly margin N 03°25'55" E 733.53' to the point of beginning, containing 4.22 acres.

Included in the above description is a 20' permanent easement along the southerly boundary as of record in Book 6209, page 389, R.O.D.C., TN.

And being a part of the same property conveyed to Zeta Realty Company by deed from Annette Goins, Conservator for Margaret Malinda Flowers, of record in Book 8528, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Tract I:
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5666, page 622, Register's Office for Davidson County, Tennessee.

Tract II:
Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6209, page 389, Register's Office for Davidson County, Tennessee.

Tract I is improved property known as 0 & 2835 Lebanon Pike, Nashville, Tennessee and Lebanon Pike, Nashville, Tennessee.

Tract II is unimproved property known as Lebanon Pike, Nashville, Tennessee.

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, its heirs and assigns, forever; and Grantor further covenants and binds itself, its heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of March, 2006.

ZETA REALTY COMPANY,

a Tennessee general partnership

By: Lois Ann Wauford
Lois Ann Wauford,
Trustee and Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOIS ANN WAUFORD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is **TRUSTEE and MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of March, 2006.

Jan O'Brien
Notary Public

JAN O'BRIEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 3-31-07

My Commission Expires: _____