(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 10:54 2 pgs
Fees:13.00 Taxes:5550.00
20060411-0041534

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thoroughbred Lane Investment, LLC	Owner	Map & Parcel 172-00-0/9.00
(NAME)	(NAME) PO Box 36086	
5050 Thoroughbred Lane Suite B	Brentwood, TN 37024	
(ADDRESS)	(ADDRESS)	MST File No. 06-0227
Brentwood, TN 37027		
(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, WE, **C. T. Lane**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thoroughbred Lane Investment, LLC**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land situated at the northwest corner of Cloverland Drive and Edmondson Pike in Metropolitan Nashville, Davidson County, Tennessee.

Being Lot No. 3 in the division of lands of the Estate of J. S. Williams, lying in the Sixth Civil District of Davidson County, Tennessee, and recorded in Book 2, page 99 to 105, of the County Court of Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of Owen-Winstead Turnpike, the southeast corner of the said J. S. Williams tract; thence north 87.72 degrees west with the county road 57.96 poles to a stone, the southeast corner of lot no. 2; thence with the center of an avenue 20 feet wide north 3 3/4 degrees east 45.84 poles to a stone; thence south 89 ¼ degrees 54.86 poles to a point in the center of Owen-Winstead Turnpike; thence with said pike south 1 degree west 47.76 poles to the beginning, containing by estimation 16 ½ acres.

INCLUDED, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY OF RECORD IN INSTRUMENT NUMBER 20060315-0030022, RODC, TN AND FURTHER DESCRIBED AS FOLLOWS:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee. Said tract being bounded to the east by Edmondson Pike, to the north by the Pickett Property as of record in D.B. 20020123, page 9093, R.O.D.C., to the west by the Pulte Homes Property as of record in D.B. 11523, pg. 620, and to the south by Cloverland Drive and being more particularly described as follows:

Beginning at a point, said point being the northwest margin of the right-of-way of the intersection of Edmondson Pike and Cloverland Drive; and being the southeast property corner of the C.T. Lane Property as of record in Deed Book 5257, pg. 282, R.O.D.C.;

Thence, with the north right-of-way margin of Cloverland Drive, N 83 deg. 23' 53" W, 342.18;

Thence, continuing with said north right-of-way margin, N 82 deg. 47' 16" W, 560.21' to a point; said point being the southwest corner of said Lane Property.
Thence, with the west property line of said Lane Property, N 8 deg. 21' 33" E, 24.94' to a new point;

Thence, leaving said Lane Property west property line and with a new line, S 84 deg. 8' 47" E, 219.76' to a new point;

Thence, continuing with said new line S 83 deg. 09' 50" E, 613.84' to a new point;

Thence, continuing with said new line N 54 deg. 30' 16" E, 26.44' to a new point;

Thence, continuing with said new line N 4 deg. 59' 38" E, 348.54' to a new point;

Thence, continuing with said new line N 6 deg. 41' 47" E, 57.16' to a new point, said point being in the south property line of the Gail Johnson & Joe E. Puckett Property as of record in Deed Book 20020123, pg, 9093, R.O.D.C.;

Thence, with said Puckett Property south property line, S 87 deg. 08' 29" E, 42.20' to a point in the west right-of-way margin of Edmondson Pike, said point being the southeast property corner of said Puckett Property;

Thence, leaving said Puckett south property line and with the west right-of-way margin of Edmondson Pike, S 5 deg. 08' 45" W, 764.16' to the Point of Beginning; Said parcel containing 1.43 acres (62,263.83 square feet) more or less.

Being property conveyed to C. T. Lane from Ollie Scott Bradley, Margaret Scott Gallaher and husband, Buford Gallaher, Ophelia Scott Heins and husband, R. W. Heins, and John Wesley Scott, by warranty deed of record in Book 5257, page 282, said Register's Office.

Subject to: 2006 County Taxes constitute a lien, but are not yet due and payable. MAP 172-0/ PARCEL 009.00 Said Taxes have been prorated with Grantee assuming payment thereof. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7573, page 241, Register's Office of Davidson County, Tennessee. Subject to private cemetery located on the subject property with right of ingress and egress thereto. Subject to title to that portion of the property embraced within the bounds of any streets, roads, or highways. Subject to the Plan in Minute Book 2, page 99-105, said Register's Office. Permanent Drainage Easements to Metropolitan Government of Nashville & Davidson County, of record in Instrument Number 20060315-0030022, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 15.3@+/- Edmondson Pike & Cloverland Drive, Nashville, TN 37220

(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 28th - day of March, 2006.

C. T. Lane

C. T. Lane

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared C. T. LANE, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of March, 2006.

Commission expires:

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 28, 2007

Notary Public