Davidson County DEEDWARR
Recvd: 04/19/06 14:44 2 pgs
Fees:13.00 Taxes:4070.00

20060419-0044933

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-MF-06-6949

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haury and Smith Contractors, Inc.	Same	
2033 Richard Jones Rd. ~~6949 Highway 70 South~~	(NAME)	143-0-11.00 & 30.00
(ADDRESS) Nashville, TN ~~37221~~ 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES RANDAL BROCK, TRUSTEE OF THE WELLS FAMILY TRUST U/W/O DOROTHY W. WELLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAURY AND SMITH CONTRACTORS, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE:

BEING PART OF THE M.C. HICKS LANDS AND LOCATED IN THE NORTHEAST CORNER OF A TRACT AS THE M.C. HICKS LAND AS LAID OUT ON A PLAT PLAN BY HAL R. SWAN, JR.S SURVEYOR, DATED JUNE 11, 1966, A COPY OF WHICH IS ATTACHED HERETO AND IS MADE A PART HEREOF FOR FURTHER DESCRIPTIVE DETAILS.

THE TRACT CONVEYED HEREUNDER CONSISTS OF TWO ACRES MORE OR LESS AND BEGINS AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HARDING PIKE AND AT THE NORTHWEST CORNER OF THE LANDS BELONGING TO H.P. WELLS AND WHICH LIE ON THE EASTERLY SIDE OF THE M.C. HICKS LAND; THENCE SOUTH 21 DEGREES 32 MINUTES EAST A DISTANCE OF 359.0 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES WEST A DISTANCE OF 243.3 FEET; THENCE SOUTH 21 DEGREES 40 MINUTES WEST A DISTANCE OF 368.5 FEET ; THENCE, ALONG THE MARGIN OF THE RIGHT OF WAY OF HARDING PIKE NORTH 59 DEGREES 59 MINUTES EAST A DISTANCE OF 243.0 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

BEGINNING IN THE CENTER OF HARDING PIKE AT H.G. HILL'S NORTHWEST CORNER; THENCE WITH THE CENTER OF SAID PIKE SOUTH 55 DEGREES WEST, 550 FEET TO A POINT; THENCE SOUTH 59 DEGREES WEST, 181.7 FEET TO A POINT; THENCE SOUTH 21 DEGREES 32' EAST, 2348.9 FEET TO A FENCE; THENCE WITH THE FENCE SOUTH 58 DEGREES 07' EAST 487 FEET TO PAGE'S LINE; THENCE WITH PAGE'S LINE NORTH 3 DEGREES 30' EAST 764 FEET TO HILL'S SOUTHWEST CORNER; THENCE NORTH 18 DEGREES 45' WEST, 2221 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RANDAL BROCK, TRUSTEE OF THE WELLS FAMILY TRUST U/W/O DOROTHY WELLS, DECEASED BY QUIT CLAIM DEED FROM CHARLES RANDAL BROCK, EXECUTOR OF THE ESTATE OF DOROTHY W. WELLS, RECORDED ON THE 20TH DAY OF MARCH, 1996 IN DEED BOOK 9985, PAGE 337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 6949 Highway 70 South, Nashville, Tennessee 37221

(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 19th day of April, 2006.

Wells Family Trust u/w/o Dorothy W. Wells

BY: Charles Randal Brock, Trustee

Charles Randal Brock, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of April, 2006, before me personally appeared Charles Randal Brock, Trustee of the Wells Family Trust u/w/o Dorothy W. Wells, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903