Davidson County DEEDWARR
Recvd: 05/01/06 15:00 3 pgs
Fees:18.00 Taxes:3189.40
20060501-0049906

W7P
Lynne
318
1975-007

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $862,000.00 Farzin Ferdowsi, Affiant (Print Name) SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 25th DAY OF APRIL, 2006 Ernest B. Williams IV, Notary Public MY COMMISSION EXPIRES: 5-24-2008 (AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1728 General George Patton Drive Suite 200 Brentwood, TN 37027	**Same**	**118-16-32**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOFFORD COLLEGE**, A SOUTH CAROLINA NOT FOR PROFIT CORPORATION, AS TRUSTEE FOR **THE JOSEPH O. PRICE, JR CHARITABLE REMAINDER UNITRUST, U/T/D AUGUST 12, 2005**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARZIN FERDOWSI**, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 43 and 44, as shown on the map entitled Sidco, Section 2, of record in Plat Book 2331, page(s) 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to , WOFFORD COLLEGE, TRUSTEE, (AND ANY SUCCESSOR TRUSTEE(S)) OF THE JOSEPH O. PRICE, JR. CHARITABLE REMAINDER UNITRUST U/T/D AUGUST 12, 2005, by deed of record as Instrument No. 20050823-0100572, said Register's Office

(the "Property").

This conveyance is expressly made subject to the matters set forth on **Exhibit A** attached hereto and incorporated herein by this reference.

This is **X** improved unimproved property, known as **2958-2960 Sidco Drive, Nashville, TN 37204-3710.**

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 seised 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 claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Initials:

WITNESS my/our hand(s) this 24th day of April, 2006.

THE JOSEPH O. PRICE, JR CHARITABLE REMAINDER UNITRUST U/T/D 8/12/05

By: WOFFORD COLLEGE, TRUSTEE

By: _____
Its: ~~**Sr. Vice President**~~ President
Print Name: ~~**Marion B. Peavey**~~ Benjamin B. Dunlap

By: Janelle H Thomas
Its: Controller
Print Name: Janelle H. Thomas

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

BEFORE ME, Patricia O Fuller *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared Benjamin Dunlap *(name of person)* Janelle Thomas *(name of person)* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President *(title of authorized person)* and the Controller *(title of authorized person)* respectively of Wofford College, a South Carolina not-for-profit corporation, as trustee, and as such officers executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation in their capacities as the officers set forth above.

WITNESS my hand and seal, this 24th day of April, 2006.

_____
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 14, 2009

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____

EXHIBIT A

EXCEPTIONS

1. Davidson County taxes for 2006, a lien, but not yet due and payable
2. Matters shown on the Plan of record in Book 2331, page(s) 93, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2489, page 373, said Register's Office.
4. Easement for sewer lines of record in Book 4124, page 280, said Register's Office. (Lot 43)
5. Easements to the City of Nashville of record in Book 2244, page 611, said Register's Office. (Lot 43)
6. Reservation in favor of USA of record in Book 2152, page 347, said Register's Office. (Lot 43)

Initials: