Davidson County DEEDWARR
Recvd: 05/26/06 11:13 3 pgs
Fees:18.00 Taxes:1221.00
20060526-0062235

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Welton Investments, LLC 1740 Ed Temple Blvd. Nashville, TN 37208	SAME	Map 71-6 Parcel 30

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, LBBJ Properties, L.L.C., a Tennessee limited liability company, and Ann Hardeman Fort, each owning a fifty percent (50%) undivided interest in the subject property as tenants in common, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Welton Investments, LLC, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Resub. of Lot No. 1 of Texaco Park of record in Plat Book 5190, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot 1 fronts 95.00 feet on the southerly margin of West Trinity Lane and extends back 199.78 feet on the westerly line and 200.00 feet on the easterly line, to a line on the rear on which it measures 95.00 feet.
>
> Being the same property conveyed to the Grantors herein by deeds of record in Book 5322, page 156 and Instrument No. 20031208-0175807, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 234 W. Trinity Lane, Nashville, TN 37207.
>
> Included in the above real property description, but excluded from herein, is 2,954.82 square feet conveyed to the State of Tennessee, as referenced in the Consent Judgment and Final Decree of record in Book 11035, page 408, said Register's Office.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. The 2006 Davidson County property taxes, a lien, but not yet due and owing.

2. All matters shown on the plat of record in Book 5190, page 14, Register's Office for Davidson County, Tennessee.

3. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Instrument recorded in Book 4208, page 424, said Register's Office.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

Whenever 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 our hands this 25th day of May, 2006.

LBBJ PROPERTIES, L.L.C.

By: Barbara Hardeman Balthrop
Barbara Hardeman Balthrop, Chief Manager

Ann Hardeman Fort
ANN HARDEMAN FORT

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Ann Hardeman Fort, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of May, 2006.

Stephen C. Sexton
Notary Public

My Commission Expires: 9/22/07

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Barbara Hardeman Balthrop, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager of LBBJ Properties, L.L.C., the bargainor, a Tennessee limited liability company, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of May, 2006.

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $330,000.00.

Affiant

Sworn to and subscribed before me this 26th day of May, 2006.

Notary Public

My Commission Expires:

9/22/07

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