WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 25, 2009

Davidson County DEEDWARR
Recvd: 05/31/06 11:29 2 pgs
Fees:13.00 Taxes:555.00

20060531-0063744

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Mashburn	**Same As Owner**	
(NAME)	(NAME)	**Map 114-00-0**
4903 Pond Creek Road		
(ADDRESS)	(ADDRESS)	**Parcel 166.00**
Pegram, TN 37143		
(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, **THOMAS AND ASSOCIATES, INC., a Tennessee corporation** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY MASHBURN AND WIFE, TAWNYA MASHBURN,** 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 tract of land in the second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin (set) at the common westerly property corner between Phase 1 – Westview Plaza as of record in Plat Book 7900, page 506, R.O.D.C., Tennessee and Belle Valley as of record in Plat Book 6250, page 182, Register's Office of Davidson County, Tennessee, thence

With the westerly property line of Belle Valley, E 09° 38' 48" W a distance of 437.43 feet to an existing iron pipe; thence,
N 76° 27' 23" W a distance of 265.10 feet to an iron pin (set) in the easterly property line of a tract of land deeded to Troy Buttrey, et ux as of record in Deed Book 1432, page 558, R.O.D.C., Tennessee; thence,
With the easterly property line of the Buttrey tract, N 11° 02' 41: E, a distance of 356.06 feet to an existing iron pin; thence,
With the northerly property line of the Buttrey tract, N 76° 52' 27" W a distance of 185.08 feet to an existing iron pin on the easterly right-of-way line of Interstate 40; thence,
With the easterly right-of-way line of Interstate 40, N 57° 59' 33" E a distance of 93.87 feet to an existing concrete right-of-way monument; thence,
Continuing with said right-of-way line, N 32° 45' 54" E a distance of 300.92 feet to an existing concrete right-of-way monument; said monument being a westerly property corner of a tract of land deeded to Wal-Mart Stores, Inc. as of record in Deed Book 8881, page 150, R.O.D.C., Tennessee and Phase 1 – Westview Plaza; thence,
Leaving said right-of-way line, with the southwesterly property line of the Wal-Mart Stores, Inc. tract and Phase 1 – Westview Plaza, S 09° 27' 38" W a distance of 75.39 feet to an iron pin (set); thence,
S 70° 21' 27" E a distance of 257.86 feet to an iron pin (set); thence,
S 10° 18' 59" W a distance of 166.78 feet to the point of beginning and containing 185,905 square feet or 4.268 acres.

Being the same property conveyed to Thomas & Associates, Inc. by Quitclaim Deed from George E. Thomas, Helen R. Thomas, and George Ellis Thomas, Jr., of record in Book 9108, page 303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2006 real property taxes which have been prorated and assumed by the grantee(s).

unimproved ☒

This is improved ☐ property, known as 7552 Sawyer Brown Road, Nashville, TN 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 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 25th day of May, 2006.

Thomas and Associates, Inc.

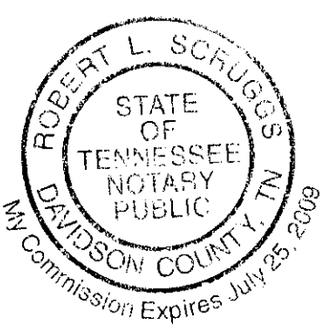
By: _____
George E. Thomas, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **George E. Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be **President of Thomas & Associates, Inc.**, (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2006.

Commission expires:



_____
Notary Public