Davidson County DEEDWARR
Recvd: 06/01/06 15:40 4 pgs
Fees:23.00 Taxes:18130.00
20060601-0064700

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
100 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

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:
Steve Chaisson 5516 Maplesong Drive Nashville TN 37211	New owner	See Exhibit "A" attached hereto.

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, Robert P. Ziegler, Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Steve Chaisson, the GRANTEE herein, his heirs, successors and assigns, certain tracts of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, Being Lots Nos. 1 through 10, inclusive, on the Plan of Harpeth Valley Park, Section 5, as of record in Book 4300, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING the same property conveyed to Robert P. Ziegler, Trustee, by Deed from William Lay and Doug Cabbage, a partnership, of record in Book 5368, page 548, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, Being Lots Nos. 11 to 32, inclusive on the Plan of Harpeth Valley Park, Section 5, as of record in Book 4300, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

BEING the same property conveyed to Robert P. Ziegler, Trustee, by Deed from Robert C. H. Mathews, Jr., Trustee, R. C. Mathews Contractor, Inc., A. H. Thomas, Tarkington Property Company, R. D. Jackson, J. Donald Turner, Robert P. Ziegler and Norman E. Hall, of record in Book 5198, page 583, Register's Office for Davidson County, Tennessee.

This is improved property known as: See Exhibit "A" attached hereto.

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

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered

except for the following:

1. Real property taxes for 2006, which have been prorated between the parties.

2. All matters on the Plan of Harpeth Valley Park, Section 5, of record in Plat Book 4300, page 114, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, 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 my hand this 26th day of May, 2006.

ROBERT P. ZIEGLER, Trustee

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Robert P. Ziegler, Trustee, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Trustee.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 26th day of May, 2006.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-26-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $4,900,000.00.

Affiant

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

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-26-08

N:\Clients G-M\Harwell & Neal Partnership 99302\Hickory Hills 7340\Other\Sale of Warner Park Duplexes\Warranty Deed.doc

EXHIBIT A

1. Tax Parcel # 142-15/95. (Lot 28) – 720 McPherson Drive, Nashville, TN 37221
2. Tax Parcel # 142-15/96. (Lot 29) – 716 McPherson Drive, Nashville, TN 37221
3. Tax Parcel # 142-15/97. (Lot 30) – 712 McPherson Drive, Nashville, TN 37221
4. Tax Parcel # 142-15/98. (Lot 31) – 708 McPherson Drive, Nashville, TN 37221
5. Tax Parcel # 142-15/99. (Lot 32) – 704 McPherson Drive, Nashville, TN 37221
6. Tax Parcel # 142-15/100. (Lot 1) – 705 McPherson Drive, Nashville, TN 37221
7. Tax Parcel # 142-14/115. (Lot 15) – 608 McPherson Circle, Nashville, TN 37221
8. Tax Parcel # 142-14/116. (Lot 16) – 604 McPherson Circle, Nashville, TN 37221
9. Tax Parcel # 142-14/117 (Lot 17) – 600 McPherson Circle, Nashville, TN 37221
10. Tax Parcel # 142-14/118. (Lot 18) – 760 McPherson Drive, Nashville, TN 37221
11. Tax Parcel # 142-14/119. (Lot 19) – 756 McPherson Drive, Nashville, TN 37221
12. Tax Parcel # 142-14/120. (Lot 20) – 752 McPherson Drive, Nashville, TN 37221
13. Tax Parcel # 142-14/121. (Lot 21) – 748 McPherson Drive, Nashville, TN 37221
14. Tax Parcel # 142-14/122. (Lot 22) – 744 McPherson Drive, Nashville, TN 37221
15. Tax Parcel # 142-14/123. (Lot 23) – 740 McPherson Drive, Nashville, TN 37221
16. Tax Parcel # 142-14/124. (Lot 24) – 736 McPherson Drive, Nashville, TN 37221
17. Tax Parcel # 142-14/125. (Lot 25) – 732 McPherson Drive, Nashville, TN 37221
18. Tax Parcel # 142-13/126. (Lot 26) – 728 McPherson Drive, Nashville, TN 37221
19. Tax Parcel # 142-14/127. (Lot 27) – 724 McPherson Drive, Nashville, TN 37221
20. Tax Parcel # 142-14/128. (Lot 2) – 709 McPherson Drive, Nashville, TN 37221
21. Tax Parcel # 142-14/129. (Lot 3) – 600 McPherson Court South, Nashville, TN 37221
22. Tax Parcel # 142-14/130. (Lot 4) – 604 McPherson Court South, Nashville, TN 37221
23. Tax Parcel # 142-14/131. (Lot 5) – 608 McPherson Court South, Nashville, TN 37221
24. Tax Parcel # 142-14/132. (Lot 6) – 609 McPherson Court South, Nashville, TN 37221
25. Tax Parcel # 142-14/133. (Lot 7) – 605 McPherson Court South, Nashville, TN 37221
26. Tax Parcel # 142-14/134. (Lot 8) – 717 McPherson Drive, Nashville, TN 37221
27. Tax Parcel # 142-14/135. (Lot 9) – 721 McPherson Drive, Nashville, TN 37221
28. Tax Parcel # 142-14/136. (Lot 10) – 725 McPherson Drive, Nashville, TN 37221
29. Tax Parcel # 142-14/137. (Lot 11) – 729 McPherson Drive, Nashville, TN 37221
30. Tax Parcel # 142-14/138. (Lot 12) – 733 McPherson Drive, Nashville, TN 37221

31. Tax Parcel # 142-14/139. (Lot 13) – 737 McPherson Drive, Nashville, TN 37221

32. Tax Parcel # 142-14/140. (Lot 14) – 741 McPherson Drive, Nashville, TN 37221