Davidson County DEEDWARR
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Fees:28.00 Taxes:999.00
20060605-0065673

SPECIAL WARRANTY DEED

FROM: Wood Ridge Investments, LLC,
Grantor

TO: Wood Ridge Development, Inc.,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Name +
Address New Owner(s)
as Follows:
Wood Ridge Development Inc.
6517 Windy Hill Court
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Numbers

Part of Map 188, parcels 8 and 11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy Thousand and No/100 Dollars ($270,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of May, 2006.

Notary Public

CHRIS MERRITT NOTARY PUBLIC AT LARGE TN WILLIAMSON CO

My Commission Expires: July 25, 2006

13251N:041988:674761:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wood Ridge Investments, LLC, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Wood Ridge Development, Inc., a Tennessee corporation ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as approximately 16.71 acres of land on Carothers Road in Nolensville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 31st day of May, 2006.

WOOD RIDGE INVESTMENTS, LLC

By: _____

Title: C.M.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, CHRIS MERRITT, a Notary Public of said County and State, personally appeared DON B. SMITHSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of WOOD RIDGE INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at Office in Franklin, Tennessee, this 31st day of May, 2006.

Chris Merritt
Notary Public

CHRIS MERRITT NOTARY PUBLIC AT LARGE TN WILLIAMSON CO

My Commission Expires: July 25, 2006

EXHIBIT A

Property Description

Being land in the 31st Councilmanic District of Davidson County, Tennessee, generally located north and south of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing PK nail in the center of Carothers Road at the northwesterly corner of Wood Ridge Investments, LLC as of record in Instrument # 200602060014304, R.O.D.C.;

Thence, with the centerline of Carothers Road S 89°12'37" E a distance of 144.33' to a PK nail on the west line of said Wood Ridge Investments, LLC;

Thence, leaving the centerline of said Carothers Road with the westerly line of said Wood Ridge Investments, LLC S 08°06'28" W a distance of 1452.37' to a set iron pin;

Thence, leaving said westerly line of Wood Ridge Investments, LLC, as of record in Instrument # 200602060014304, R.O.D.C., with a severance line through the lands of Wood Ridge Investments, LLC as of record in instrument #200512190152015, R.O.D.C., the following calls:

N 81°53'32" W a distance of 390.00' a set iron pin;
N 07°50'04" W a distance of 364.00' a set iron pin;
N 08°06'36" E a distance of 1032.09' a set iron pin;
S 86°25'56" E a distance of 171.22' a set iron pin;
N 07°08'00" E a distance of 314.70' crossing Carothers Road to a set iron pin;
S 82°52'00" E a distance of 176.74' a set iron pin;
S 07°08'00" W a distance of 279.35', which is the point of beginning.

Having an area of 727,839 square feet, 16.71 acres more or less.

Being a portion of the land conveyed to Wood Ridge Investments, LLC by deed of record as instrument number 200512190152015, Register's Office for Davidson County, Tennessee.

The above description was prepared by Kirk Duclos, RLS# 1936, P.O. Box 241, Nashville, TN 37135.

EXHIBIT B

Encumbrances

1. Taxes for 2006 constitute a lien, but are not yet due and payable.

2. Colonial pipeline easement of record in Book 4558, page 484, said Register's Office.

3. Stormwater detention agreement of record as Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228, said Register's Office.