This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/01/06 14:19 5 pgs
Fees:28.00 Taxes:7135.45
20060801-0093487

| **Address New Owner(s):** | **Send Tax Bills to:** | **Map and Parcel No.:** |
|---|---|---|
| E. Phillips Development, LLC<br>3066 Business Park Circle<br>Goodlettsville, TN 37072 | New Owner | Map 85, Parcel 213 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FWB INVESTMENTS, L.L.C., (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to E. PHILLIPS DEVELOPMENT, LLC, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is unimproved property located at Stones River Road, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2006.

FWB INVESTMENTS, L.L.C.

By: _____
Its: CHIEF MANAGER

STATE OF TENNESSEE )
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, JAMES A. WEBB III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the CHIEF MANAGER of FWB Investments, L.L.C., a limited liability company, the within named bargainer, and that he 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 by himself as such CHIEF MANAGER.

Witness my hand, at office, this 28th day of July, 2006.

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Paulette N Wassel
Notary Public
My Commission Expires: My Commission Exp. May 24, 2008

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,928,500.00.

Affiant

Subscribed and sworn to before me
this 28th day of July 2006.

Paulette N Wassel
Notary Public
My Commission Expires: My Commission Exp. May 24, 2008

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**EXHIBIT A**

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, HERMITAGE, TENNESSEE, BEING A PORTION OF RAVENWOOD CLUB OF RECORD IN BOOK 3374, PAGE 566, R.O.D.C., LOCATED WEST OF LEBANON ROAD, NORTH OF STONES RIVER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF STONES RIVER ROAD IN THE EAST LINE OF SAID RAVENWOOD CLUB, SAID PIN BEING 515.53 FEET ALONG SAID MARGIN FROM THE WESTERLY MARGIN OF LEBANON ROAD; THENCE, WITH STONE'S RIVER ROAD, N 71° 10 MIN. 42 SEC. W, 75.29 FEET TO A POINT; THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 09° 24 MIN. 44 SEC., A RADIUS OF 566.50 FEET AND A CHORD OF N 76° 53 MIN. 29 SEC. W, 92.96 FEET FOR AN ARC LENGTH OF 93.06 FEET TO A POINT; THENCE, N 82° 36 MIN. 15 SEC. W, 249.46 FEET TO A POINT; THENCE, LEAVING SAID MARGIN AND SEVERING RAVENWOOD CLUB, N 47° 58 MIN. 51 SEC. E, 216.07 FEET TO A POINT IN A FENCE; THENCE, SEVERING RAVENWOOD CLUB AND GENERALLY FOLLOWING A FENCE AND AREAS NOT MAINTAINED WITHIN GOLF COURSE THE FOLLOWING CALLS: N 30° 05 MIN. 23 SEC. W, 139.09 FEET; N 14° 34 MIN. 59 SEC. W, 336.06 FEET; N 55° 19 MIN. 14 SEC. W, 380.09 FEET; N 54° 23 MIN. 09 SEC. W, 236.74 FEET; N 49° 39 MIN. 37 SEC. W, 94.31 FEET; S 31° 01 MIN. 17 SEC. W, 133.57 FEET; N 62° 52 MIN. 59 SEC. W, 124.09 FEET; N 24° 08 MIN. 35 SEC. W, 110.80 FEET; N 56° 41 MIN. 20 SEC. W, 88.89 FEET; N 39° 38 MIN. 47 SEC. W, 96.04 FEET; N 10° 58 MIN. 58 SEC. E, 188.71 FEET; N 15° 33 MIN. 55 SEC. W, 150.68 FEET; N 26° 36 MIN. 27 SEC. W, 204.89 FEET; S 39° 44 MIN. 51 SEC. W, 225.77 FEET; S 52° 53 MIN. 11 SEC. W, 526.55 FEET; S 57° 48 MIN. 06 SEC. W, 110.32 FEET; S 03° 32 MIN. 19 SEC. E, 77.17 FEET; S 50° 40 MIN. 47 SEC. W, 80.85 FEET; S 04° 16 MIN. 31 SEC. W, 104.21 FEET; N 82° 52 MIN. 38 SEC. W, 159.42 FEET; N 71° 14 MIN. 10 SEC. W, 54.79 FEET; N 37° 48 MIN. 11 SEC. W, 126.60 FEET; N 84° 07 MIN. 08 SEC. W, 128.18 FEET; N 04° 38 MIN. 44 SEC. E, 209.47 FEET; N 06° 08 MIN. 42 SEC. E, 334.12 FEET; N 52° 21 MIN. 01 SEC. E, 1343.69 FEET TO AN IRON PIN IN THE SOUTH LINE OF FIRST AMERICAN NATIONAL BANK OF RECORD IN BOOK 2098, PAGE 161, R.O.D.C.; THENCE, WITH SAID BANK LINE AND FENCE LINE THE FOLLOWING CALLS: S 80° 02 MIN. 18 SEC. E, 223.74 FEET; S 74° 22 MIN. 42 SEC. E, 224.66 FEET; S 73° 12 MIN. 31 SEC. E, 412.47 FEET TO A POINT; THENCE, WITH THE WEST LINE OF LOTS 21 THRU 26 OF SECTION ONE, STONES RIVER ESTATES OF RECORD IN PLAT BOOK 3106, PAGE 51, R.O.D.C., THE FOLLOWING CALLS: S 07° 01 MIN. 13 SEC. W, 120.39 FEET TO AN IRON PIN; S 18° 24 MIN. 33 SEC. E, 293.24 FEET TO AN IRON PIN; S 17° 48 MIN. 44 SEC. E, 302.71 FEET TO A POINT; S 14° 51 MIN. 08 SEC. E, 210.36 FEET TO A POINT IN THE WEST LINE OF VERA V. FRIDDELL OF RECORD IN BOOK 8997, PAGE 411, R.O.D.C.; THENCE, WITH SAID FRIDDELL LINE THE FOLLOWING CALLS: S 16° 31 MIN. 35 SEC. E, 183.78 FEET TO A POINT; S 26° 03 MIN. 02 SEC. E, 14.83 FEET TO AN IRON PIN; S 79° 08 MIN. 09 SEC. E, 202.73 FEET TO A POINT; S 82° 38 MIN. 48 SEC. E, 304.55 FEET TO A POINT; THENCE, WITH THE WEST LINE OF PINE BROOK ASSOCIATES, L.P.,

**EXHIBIT A**

OF RECORD IN BOOK 11334, PAGE 571, R.O.D.C., S 07° 41 MIN. 48 SEC. W, 634.61 FEET TO AN IRON PIN; THENCE, WITH THE WEST LINE OF NORA CANTRELL OF RECORD IN BOOK 1104, PAGE 120, R.O.D.C., S 08° 25 MIN. 55 SEC. W, 494.69 FEET TO THE POINT OF BEGINNING, AS DESCRIBED ACCORDING TO A SURVEY PREPARED BY WILLIAM C. COCKRILL, TN LIC. NO. 1401, OF BARGE, WAGGONER, SUMNER AND CANNON, INC., 211 COMMERCE STREET, STE. 600, NASHVILLE, TN 37201, DATED APRIL 13, 2004.

ALSO INCLUDED IS AN EASEMENT FOR THE EXISTING WATER LINE AND MAINTENANCE THEREOF OVER THE SUBJECT PROPERTY AT THE CURRENT LOCATION OF SUCH WATER LINE. AT ANY TIME AND AT ITS SOLE COST AND EXPENSE, SAID WATER LINE MAY BE RELOCATED TO ANOTHER PORTION OF THE SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FWB INVESTMENTS, L.L.C. BY DEED FROM RAVENWOOD CLUB, INC. OF RECORD IN INSTRUMENT NO. 20050111-0004208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

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

2. Deed for an Easement for a Water Line of record in Book 4212, page 147, Register's Office for Davidson County, Tennessee.

3. Agreement of Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20030328-0040734.