**THIS INSTRUMENT PREPARED BY:**
**Richard A. Northcutt, Attorney**
**Metropolitan Escrow, Inc.**
**217 Pineway Drive**
**Nashville, TN 37217**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for the transfer is $3,428,000.00.**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2006.**

Notary Public
My Commission Expires: 1/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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**ADDRESS OF NEW OWNER:**

**WDL INVESTMENTS, LLC**
**1612 Westgate Circle; Ste 222**
**Brentwood, TN 37027**

**SEND TAX BILLS TO:**

**NEW OWNER**

**MAP-PARCEL NO.:**

**MAP # P/O 145**
**PARCEL # 22**

Davidson County DEEDWARR
Recvd: 08/14/06 11:08 4 pgs
Fees:23.00 Taxes:12683.60

20060814-0099731

# WARRANTY DEED

**FOR AND IN 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, Jane Stanley Dunn Petropoulos, as Devisee of the Estate of Frances Jane Stanley Dunn as to her 50% Interest, and as Devisee of the Estate of G. Woodford (Pete) Dunn as to her 25% Interest and Annetta Athena Petropoulos and Peter Victor Petropoulos, Heirs of the Estate of G. Woodford (Pete) Dunn as to their remaining 25% Interest, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto WDL Investments, LLC, a Tennessee limited liability company, 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 34th Councilmanic District of Davidson County, City of Forest Hills, Tennessee, lying along the southerly margin of Tyne Boulevard and the easterly margin of Still Hollow Road and being more particularly described according to a survey prepared by James Terry & Associates, dated July 5, 2006, Job Number 2005-044 and proceeding as follows:

Beginning at an iron rod (old) at the easterly intersection of Tyne Boulevard (Right of Way width varies) and Still Hollow Road (50 foot public right of way); said iron rod being the northwesterly property corner of the herein described tract; thence,

1. In a Southeastwardly direction with the southerly right of way line of said Tyne Boulevard and with a curve to the left having a radius of 1457.52 feet, a central angle of 02 degrees 33 minutes 40 seconds, for an arc length of 65.15 feet to an iron rod (old); said curve has a chord bearing and distance of South 83 degrees 43 minutes 20 seconds East, 65.14 feet; thence,

2. South 85 degrees 00 minutes 26 seconds East, 612.54 feet to an iron rod (old); thence,

3. In a Northeastwardly direction with a curve to the left having a radius of 749.53 feet, a central angle of 34 degrees 42 minutes 27 seconds, for an arc length of 454.03 feet to the Northwesterly property corner of reserved parcel "A" as shown on the plan of Hillmont Estates, Section 2, as of record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 77 degrees 38 minutes 21 seconds East, 447.12 feet; thence,

4. Leaving the Southerly right of way line of Tyne Boulevard, and with the Westerly property line of said reserved parcel "A" South 09 degrees 21 minutes 00 seconds West, 482.08 feet to an iron rod (old) on the westerly right of way line of Saxon Drive (a 50 foot public right of way); thence,

FILE BOX 45

5. In a Southwestwardly direction with the Westerly right of way line of said Saxon Drive and a curve to the left having a radius of 275.00 feet, a central angle of 47 degrees 22 minutes 42 seconds, for an arc length of 227.40 feet to a concrete monument (old); said curve has a chord bearing and distance of South 08 degrees 31 minutes 51 seconds West, 220.98 feet; thence,

6. South 15 degrees 09 minutes 30 seconds East, 19.80 feet to a concrete monument (old) at the most Northerly property corner of a tract of land shown as reserved parcel "B" on the aforementioned plan of Hillmont Estates, Section 2; thence,

7. Leaving the Westerly right of way line of Saxon Drive and with the Westerly property line of said reserved parcel "B" South 05 degrees 16 minutes 00 seconds West, 859.20 feet to an iron rod (old) at the Northwesterly property corner of Lot No. 31 on said plan of Hillmont Estates, Section 2; thence,

8. With the Westerly property line of said Lot No. 31, Hillmont Estates, Section 2, South 07 degrees 21 minutes 05 seconds West, 424.69 feet to an iron rod (old) in the Northeasterly property line of Lot No. 26 as shown on the plan of Laurel Ridge, Section 3, as of record in Plat Book 3600, Page 9, Register's Office for Davidson County, Tennessee; thence,

9. With the Northerly boundary line of said Laurel Ridge, Section 3, North 40 degrees 24 minutes 04 seconds West, 594.50 feet to a concrete monument (old) in the Northerly property line of Lot No. 24, said Laurel Ridge, Section 3; thence,

10. North 32 degrees 17 minutes 04 seconds West, 372.50 feet to a concrete monument (old); in the Northerly property line of Lot No. 22, said Laurel Ridge, Section 3; thence,

11. North 68 degrees 53 minutes 04 seconds West, 430.56 feet to a concrete monument (old) in the easterly property line of Lot No. 10A as shown on the plan of Laurel Ridge, Section 1, as of record in Plat Book 3500, Page 38, Register's Office for Davidson County, Tennessee; thence,

12. With the Easterly property line of said Lot No. 10A, North 06 degrees 12 minutes 56 seconds east, 265.03 feet to an iron rod (old) in the easterly right of way line of Still Hollow Road (a 50 foot public right of way); thence,

13. With the Easterly right of way line of Still Hollow Road, North 06 degrees 12 minutes 56 seconds East, 417.90 feet to an iron rod (old); thence,

14. North 06 degrees 21 minutes 56 seconds East, 355.34 feet to the point of beginning, and containing 1,493,237 square feet, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/ACSM Land Title Survey of 2005.

Being part of the same property conveyed to William V. Crandall by Special Warranty Deed from Allen Dobson and wife, Martha Ballard Dobson, of record in Book 1058, Page 30, said Register's Office. See also deeds of conveyance of record in Book 3498, Page 265; Book 4450, Page 440; and Book 4624, Page 530, Register's Office for Davidson County, Tennessee. The said William V. Crandall died and devised 24 acres of the property by Will to his wife, Emma Fryer Crandall and his daughter, Lucille Crandall Stanley, as to a life estate, and to his granddaughter, Frances Jane Stanley Dunn as remainderman. The remaining property was devised to Emma Fryer Crandall and Lucille Crandall Stanley. See Will of record in Will Book 63, Page 408, Probate Court for Davidson County, Tennessee. The said Emma Fryer Crandall died and devised the property by Will to her daughter, Lucille Crandall Stanley. See Will of record in Will Book 68, Page 260, Probate Court for Davidson County, Tennessee. The said Lucille Crandall Stanley died and devised the property by Will to her daughter, Frances Jane Stanley Dunn. See Will of record in Will Book 78, Page 449, Probate Court for Davidson County, Tennessee. (See also MB 178, Page 150). The said Frances Jane Stanley Dunn died intestate, leaving as Sole Heirs, her daughter, Jane Stanley Dunn Petropoulos and her husband, G. Woodford Dunn. See Probate File No. 95P1849, Probate Court for Davidson County, Tennessee. The said G. Woodford (Pete) Dunn died and devised his interest to the property by Will to Jane Stanley Dunn Petropoulos. See Probate File No. 96P500, Probate Court for Davidson County, Tennessee. The said Jane Stanley Dunn Petropoulos filed a Disclaimer Pursuant to Tennessee Code Annotated 31-1-103 in Book 10050, Page 829, said Register's Office, relative to her fifty (50%) interest of G. Woodford (Pete) Dunn's fifty (50%) interest in said property to pass in equal shares to her daughter, Annetta Athena Petropoulos and her son, Peter Victor Petropoulos.

This conveyance is subject to: (1) 2006 taxes which have been prorated and assumed by the Grantees; (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7959, Page 743, said Register's Office; (3) Cemetary or burial ground together with any right-of-way.

**This is ( ) Unimproved, ( X ) Improved Property known as: 1501 Tyne Blvd., Nashville, TN 37215**

**FILE BOX 45**

**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 our hands this** 10th + 11th **day of August, 2006.**

**GRANTORS**

Estate of Frances Jane Stanley Dunn

Jane Stanley Dunn Petropoulos

By: Jane Stanley Dunn Petropoulos, Devisee

Estate of G. Woodford (Pete) Dunn

Jane Stanley Dunn Petropoulos

By: Jane Stanley Dunn Petropoulos. Devisee

A Petropoulos

By: Annetta Athena Petropoulos, Heir

Peter Victor Petropoulos

By: Peter Victor Petropoulos, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Stanley Dunn Petropoulos, Devisee of the Estate of Frances Jane Stanley Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of the Estate of Frances Jane Stanley Dunn and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 11th day of August, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Stanley Dunn Petropoulos, Devisee of the Estate of G. Woodford (Pete) Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of the Estate of G. Woodford (Pete) Dunn and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 11th day of August, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Victor Petropoulos, Heir of the Estate of G. Woodford (Pete) Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of G. Woodford (Pete) Dunn and as such Heir, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 11th day of August, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annetta Athena Petropoulos, Heir of the Estate of G. Woodford (Pete) Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of G. Woodford (Pete) Dunn and as such Heir, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 10 day of August, 2006.

My Commission Expires: 3-3-2008

Notary Public

ERIKA KEIKO RODRIGUEZ
My Commission Expires
March 3, 2008