Davidson County DEEDWARR
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Fees:33.00 Taxes:4744.33
20060823-0103620

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

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
6517 Windy Hill Court Brentwood, TN 37027	(New Owner)	Part of Map 188, parcels 8, 33 and 34

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Eighty-two Thousand Two Hundred Fifty and No/100 Dollars ($1,282,250.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18TH day of August, 2006.

Notary Public

My Commission Expires: July 21, 2010

CHRIS MERRITT NOTARY PUBLIC AT LARGE TN WILLIAMSON CO

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 33.56 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 18 day of August, 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 18TH day of August, 2006.

Chris Merritt

Notary Public

CHRIS MERRITT NOTARY PUBLIC AT LARGE WILLIAMSON CO TN

My Commission Expires: July 21, 2010

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 a set iron pin on the southerly right-of-way line of Carothers road S 85°49'28" W a distance of 180.24' from a P.K. nail in the center of said Carothers Road at the southwesterly corner of Wood Ridge Investments, LLC as of record in instrument # 20060206 0014304, R.O.D.C.;

Thence, with the southerly right-of-way line of Carothers Road N 86°58'29" W a distance of 171.35' to a set iron pin;

Thence, 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 42°13'00" W a distance of 562.49' to a set iron pin;
N 07°48'55" W a distance of 173.62' to a set iron pin;
S 77°04'15" W a distance of 561.01' to a set iron pin;
N 81°55'22" W a distance of 129.90' to a set iron pin;
N 88°08'40" W a distance of 185.29' to a set iron pin;

Thence, continuing with the severance line through the lands of Wood Ridge Investments, LLC as of record in instrument # 200504010035673, R.O.D.C. the following calls:

N 66°39'57" W a distance of 517.04' to a set iron pin;
N 23°20'03" E a distance of 84.00' to a set iron pin;
S 66°39'57" E a distance of 50.99' to a set iron pin;
N 14°53'36" E a distance of 141.02' to a set iron pin;
N 00°55'49" W a distance of 257.33' to a set iron pin;
N 11°32'32" E a distance of 70.08' to a set iron pin;
N 78°27'28" W a distance of 90.00' to a set iron pin;
Thence, crossing said Carothers Road N 11°32'32" E a distance of 55.44' to a set iron pin on the northerly right-of-way line of Carothers Road;

Thence, with said northerly right-of-way line of Carothers Road the following calls:

N 11°32'32" E a distance of 55.44';
S 78°02'23" E a distance of 227.33' to a set iron pin on the westerly line of Wood Ridge Investments, LLC as of record in instrument # 200512190152015, R.O.D.C.;

Thence, with the lines of S 78°27'28" E a distance of Wood Ridge Investments, LLC as of record in instrument # 200512190152015, R.O.D.C.;

S 79°25'32" E a distance of 264.28' to a set iron pin;
NORTH a distance of 36.88' to a set iron pin;
S 87°26'20" E a distance of 82.17' to a set iron pin;
N 89°20'53" E a distance of 518.67' to a set iron pin;
S 61°18'35" E a distance of 932.81' to a set iron pin;
EAST a distance of 120.37' to a set iron pin;
N 72°06'02" E a distance of 125.00' to a set iron pin on the westerly line of Wood Ridge Investments, LLC as of record in instrument # 20060206 0014304, R.O.D.C.;

Thence, with said westerly line S 07°08'00" W a distance of 540.65'to a set iron pin;

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

N 82°52'00" W a distance of 176.74'to a set iron pin;
S 07°08'00" W a distance of 314.70' to a set iron pin, which is the point of beginning.

Having an area of 1,446,639 square feet, 33.21 acres more or less.

Being a portion of the land conveyed to Wood Ridge Investments, LLC as of record in instruments #200512190152015 and 200504010035673 R.O.D.C.

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

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.