File Box 9-B

Davidson County DEEDWARR
Recvd: 09/19/06 13:57 4 pgs
Fees:23.00 Taxes:7692.91

20060919-0116017

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44920

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,079,165

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WOOD RIDGE INVESTMENTS, LLC **6517 Windy Hill Court** **Brentwood, TN 37027**	**SAME AS NEW OWNER**	**188-5** **188-8 and P/O 188-4**

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, Constance (Connie) Lynn Hardin and Janice Elaine Williams, Co-Executrices of the Estates of Dorothy Jean Carothers, deceased, with authority to sell real property, the said Constance (Connie) Lynn Hardin, now being known as Stefani Versace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOOD RIDGE INVESTMENTS, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

SEE ATTACHED LEGAL DESCRIPTIONS

BEING part of the property conveyed to Robert E. Carothers by deed from John S. Thomas, Jr., et al in Book 4819, page 848 (as to Parcel 188-4), by deed from J. R. Carothers in Book 3344, page 585, (as to map 188-8) and by deed from Paul Helm et ux of record in Book 2032, page 541, (as to Map 188-5) Register's Office for Davidson County, Tennessee. Robert Edward Carothers aka Robert E. Carothers aka R. E. Carothers has died. His Will, probated in Case No. 99P-832, Davidson County, Tennessee, leaves the property to Dorothy Jean Carothers, who has since died. Her Will, probated in Case 04P 1132, Davidson County, names Constance (Connie) Lynn Harding and Janice Elaine Williams as Co-Executrices with authority to sell. Constance (Connie) Lynn Hardin is now known as Stefani Versace.

This is unimproved property known as Carothers Road, Nashville, Tennessee

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 15th day of September, 2006

ESTATE OF DOROTHY JEAN CAROTHERS

By: Janice Elaine Williams, Co-Executrix
JANICE ELAINE WILLIAMS, Co-Executrice

By: Stefani Versace, Co-Executrice
STEFANI VERSACE, Co-Executrice

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 JANICE ELAINE WILLIAMS and STEFANI VERSACE, as Co-Executrices of the Estate of Dorothy Jean Carothers, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of September, 2006.

Alan L Saturn
NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SURVEYOR'S DESCRIPTION
TAKE DOWN 2

Being land in the 31st and 99th Councilmanic District of Davidson County, and being a portion of the land conveyed to (1) Robert E. Carothers In Deed Book 4819, Page 848, R.O.D.C., (3) Robert E. Carothers in Deed Book 3344, Page 585, R.O.D.C., (4) Robert E. Carothers in Deed Book 2032, Page 541, R.O.D.C., (6) Steve & Janice Williams in Deed Book 9935, Page 658, R.O.D.C. and Wood Ridge Investments, LLC as of record in instrument# 20050907 0107736 R.O.D.C.;

Being generally located north of McFarlin Road (Lake Road) and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin at the northeast corner of William J. Craig as of record in Instrument # 200301030013121 R.O.D.C.

Thence, leaving said William J. Craig with the southerly line of Metropolitan Government Park Board as of record in Deed Book 5079, Page 540, R.O.D.C., the following calls:

S 78°15'10" E a distance of 2281.19' to an iron pin;
N 09°03'05" E a distance of 320.50' to an iron pin;
S 84°56'55" E a distance of 16.50' to an iron pin;
N 09°03'05" E a distance of 695.00' to an iron pin;
S 83°13'12" E a distance of 1999.40' to an iron pin on the westerly line of Brookside Development, LLC, as of record in Deed Book 289, Page 176, R.O.R.C.;

Thence, with said westerly line of Brookside Development, LLC, S 07°03'05" W a distance of 761.50' to an iron pin on the northerly line of Wood Ridge Investments, LLC., as of record in instrument #200602060014304 R.O.D.C.;

Thence, with the lines of said Wood Ridge Investments, LLC, the following calls:

N 80°26'55" W a distance of 477.00' to an iron pin;
S 07°08'00" W a distance of 1180.79' to an iron pin on the northerly line of Wood Ridge Investments, LLC, as of record in instrument # 200512190152015 R.O.D.C.;

Thence, with the northerly line of said Wood Ridge Investments, LLC, the following calls:

S 78°41'51" W a distance of 239.34';
N 60°16'18" W a distance of 888.31';
N 88°00'55" W a distance of 529.20';
N 88°23'57" W a distance of 132.37';
SOUTH a distance of 117.01';

N 79°25'32" W a distance of 264.28' to a point on the northerly right-of-way line of Carothers Road;

Thence, with said Northerly right-of-way line of Carothers Road N 78°02'23" W a distance of 525.27' to a point;

Thence, crossing said Carothers Road S 11°59'08" W a distance of 50.00' to an iron pin at the northwest corner of Wood Ridge Investments, LLC, as of record in instrument # 200504010035673 R.O.D.C.;

Thence, with the westerly line of said Wood Ridge Investments, LLC, S 11°59'08" W a distance of 650.24'to an iron pin;

Thence, leaving said westerly line of said Wood Ridge Investments, LLC, with a severance line through Robert E. Carothers In Deed Book 4819, Page 848, R.O.D.C., N 78°12'32" W a distance of 647.15' to an iron pin at the southeasterly corner of Wood Ridge Investments, LLC as of record in instrument# 200509070107736;

Thence, with the easterly line of said Wood Ridge Investments, LLC, N 11°47'28" E a distance of 650.00' to an iron pin on the southerly right-of-way line of Carothers Road;

Thence, southerly right-of-way line of Carothers Road N 78°12'32" W a distance of 743.66' to an iron pin;

Thence, crossing Carothers road along the westerly line of said William J. Craig N 08°40'08" E a distance of 865.73' to an iron pin; which is the point of beginning.

Having an area of 5,488,997 square feet or 126.01 acres more or less.