Davidson County DEEDWARR
Recvd: 10/05/06 08:34 3 pgs
Fees:18.00 Taxes:3330.00
20061005-0123579

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
STUMP, LLC 4760 Nolensville Road Nashville, Tennessee 37211	SAME AS NEW OWNER	Map:147-12-0 Parcel:079.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Charles B. Walker** ("Grantor") has bargained and sold, and hereby transfers and conveys to **STUMP, LLC** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 4300, page 121, Register's Office for Davidson County, Tennessee; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5448, page 725, Register's Office for Davidson County, Tennessee; Easement for Sewer and Ingress/Egress as contained in Deed of record in Book 4521, page 242, Register's Office for Davidson County, Tennessee; Taxes for 2006 which have been prorated

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 4760 Nolensville Road, Nashville, Tennessee.

EXECUTED this 4th day of October, 2006.

Charles B. Walker

Charles B. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles B. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2006.

Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Park, as of record in Book 4300, page 121, Register's Office for Davidson County, Tennessee, and according to said plan is described as follows:

Beginning at a point in the southerly margin of Northcrest Drive, same being the most westerly northwesterly corner of said lot; thence leaving said margin, South 35 degrees 14' East 103.4 feet to a point; thence South 24 degrees 39' East 325.5 feet to a point; thence South 76 degrees 26' 30" East 56.1 feet to a point; thence South 84 degrees 31' 45" East 160.81 feet to a point; thence North 9 degrees 51' 50" West 501.39 feet to a point; thence North 12 degrees 26' West 51.0 feet to a point; thence South 65 degrees 36' West 164.6 feet
to a point; thence North 24 degrees 23' West 25.0 feet to a point; thence South 67 degrees 41' West 109.72 feet to a point; thence South 88 degrees 21' 30" West 37.65 feet to a point in the easterly margin of said Northcrest Drive; thence with the margin of same, South 24 degrees 20' East 38.25 feet to a corner in said margin and South 67 degrees 41' West 24.92 feet to the point of beginning.

Being the same property conveyed to Charles B. Walker and wife, Margaret P. Walker by deed from John C. Baggett and wife, Isabelle Baggett, Terry W. Baggett and Gerry John Baggett as of record in Book 5021, page 473, Register's Office for Davidson County, Tennessee. The said Margaret P. Walker having since died.