GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 13:39 2 pgs
Fees:13.00 Taxes:2590.00

20061013-0127481

LARRY D. MORRIS NOTARY PUBLIC PUBLIC LARGE LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAMERON EXPRESS CARWASH, LLC	SAME	Map 103-10/Parcel 106.02
(NAME)	(NAME)	
1900 Columbia Ave.		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, the **GEORGE P. MORRIS LIVING TRUST, U/A/D 11/28/00, AS AMENDED 11/18/04 AND 3/15/05, by and through CLAY MORRIS NEAL, SR., INCAPACITY TRUSTEE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON EXPRESS CARWASH, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS 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 Eighth Civil District of Davidson County, Tennessee, being the southeast part of the tract marked "Reserved for Future Development" as shown on the plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated October 4, 2006 as prepared by Billy Carl Tomlin & Associates, R.L.S. Number 383, 1931 Lewisburg Pike, Franklin, Tennessee 37064, as follows:

Beginning at a p.k. nail set in the westerly margin of White Bridge Road at the southeast corner of the Ragland Corporation property as per instrument number 200306060078554, Register's Office for Davidson County, Tennessee, and the northeast corner of the Morris property as of record in deed book 4727, page 534, Register's Office for Davidson County, Tennessee, said point of beginning being the northeast corner of the herein described land; thence, with the westerly margin of White Bridge Road as shown on the aforementioned Hillwood Terrace plan, South 14 degrees 23 minutes 00 seconds East, a distance of 55.03 feet to a p.k. nail set at the beginning of a return curve at the intersection of White Bridge Road and Brookwood Place; thence, leaving the margin of White Bridge Road with the northerly right-of-way of Brookwood Place, 39.27 feet along the arc of a curve concave to the northwest, that has a radius of 25.00 feet to a p.k. nail set, said curve having a central angle of 90 degrees 00 minutes 00 seconds, and a chord bearing and distance of South 30 degrees 37 minutes 00 seconds West, 35.36 feet; thence, with the northerly right-of-way of Brookwood Place, South 75 degrees 37 minutes 00 seconds West, a distance of 148.71 feet to a p.k. nail set at the point of curvature of a tangent curve; thence, with the northerly right-of-way of Brookwood Place, 6.29 feet along the arc of a curve concave to the north, that has a radius of 300.20 feet to an iron pin set, said curve having a central angle of 01 degree 11 minutes 59 seconds and a chord bearing and distance of South 76 degrees 12 minutes 59 seconds West, 6.29 feet; thence, leaving Brookwood Place, with the easterly boundary of Lawrence A. Averbuch's Lot #4, as shown in Book 4955, page 10, Register's Office for Davidson County, Tennessee, North 14 degrees 12 minutes 15 seconds West, a distance of 79.96 feet to a p.k. nail set at the southwest corner of the Ragland Corporation tract; thence, with the southerly boundary of the Ragland Corporation tract, North 75 degrees 37 minutes 00 seconds East, a distance of 179.75 feet to the point of beginning.

Being the same property conveyed to George P. Morris, Trustee, or his successors in trust, under the revocable George P. Morris Living Trust, dated 11/28/00, and any amendments thereto, by deed of record in Instrument No. 20001206-0120251, and by deed of record in Instrument No. 20001220-0124784, Register's Office for Davidson County, Tennessee. Clayton Morris Neal (also known as Clay M. Neal, Sr.) having been named to be the Incapacity Trustee of the George P. Morris Living Trust, dated November 28, 2000, as amended November 18, 2004, and March 15, 2005, and being vested with all of the powers and responsibilities as provided in said Living Trust pursuant to Affidavit and by an Order in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, of record in Instrument No. 20060428-0048668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

1) County taxes for the year 2007 and thereafter, a lien not yet due and payable; 2) Restrictive covenants contained in Book 2750, page 521, said Register's Office; 3) All matters shown on the Plan of record in Book 2663, page 50, said Register's Office; 4) All matters shown on the boundary survey dated 10/4/06 by Tomlin & Associates, as Job #06035, and; 5) Abandonment of Easement recorded in Book 6628, page 851, Register's Office, Davidson County, TN. (Abandoned easement is in Book 3907, page 104 and also in Book 3615, page 154, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 101 WHITE BRIDGE PIKE, NASHVILLE, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of October, 2006.

George P. Morris Living Trust, U/A/D 11/28/00, as amended 11/18/04 and 3/15/05

By: _____

Clay Morris Neal, Sr., Incapacity Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clay Morris Neal, Sr., Incapacity Trustee for the George P. Morris Living Trust, U/A/D 11/28/00, as amended 11/18/04 and 3/15/05, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Incapacity Trustee for the George P. Morris Living Trust, U/A/D 11/28/00, as amended 11/18/04 and 3/15/05 and is authorized by said Trust to execute this instrument on its behalf.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of October, 2006.

Commission expires: February 10, 2008

_____

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008