Davidson County DEEDWARR
Recvd: 11/21/06 11:51 4 pg:
Fees:23.00 Taxes:2349.50
20061121-0144507

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20174-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wolf Baad Investments, LLC 4677 118th Avenue, North Clearwater, FL 33762	New Owner	Map 094, Parcel 146

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JOHNNY W. GARLAND wife ELLEN DANETTE GARLAND, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WOLF BAAD INVESTMENTS, LLC, a Florida limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND lying in the First Civil District, 15th Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, being Lot Number 5-E as shown on the Final Plat of Resubdivision of Lot 5-E, River Hills Industrial Park, as recorded in Plat Book 8250, Page 183, of the Register's Office of Davidson County, Tennessee, together with an access easement as shown on said Plat and which is more particularly described in the Declaration of Restrictions for Resubdivision of Lot 5-E Rivers Hills Industrial Park of record in Book 8917, Page 625, said Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Johnny Garland by deed from M. Lawrence Glover, of record in Book 9282, Page 192, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 16 day of November, 2006.

Johnny W. Garland

Ellen Danette Garland

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 Johnny W. Garland and Ellen Danette Garland, 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 16 day of November, 2006.

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $635,000.00

Affiant

Subscribed and sworn to before me this
_____ day of November, 2006.

Notary Public
My commission expires:_____

IN WITNESS WHEREOF, the Grantors have executed this instrument this ____ day of November, 2006.

Johnny W. Garland

Ellen Danette Garland

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 Johnny W. Garland and Ellen Danette Garland, 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 _____ day of November, 2006.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $635,000.00

Affiant

Subscribed and sworn to before me this
20th day of November, 2006.

Notary Public
My commission expires: 3/21/09

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the Plan of record in Book 8250, Page 183, Register's Office for Davidson County, Tennessee.

(c) Rights of others in and to the land enbraced within the appurtenant easement.

(d) Declaration of Restrictions for Resubdivision of Lot 5-E, River Hills Industrial Park in Book 8917, Page 625, said Register's Office.