SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 11:04 2 pgs
Fees:13.00 Taxes:9157.50

20061220-0156687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,475,000.00

Richard V. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hostettler	SAME	60-8-10
(NAME)	(NAME)	
700 Craighead St., Ste 305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE,

James H. Benson and wife, Judy L. Benson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Hostettler and Carl A. Neuhoff and R. Thomas Patten,

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arthur Payne Property of record in Plat Book 5200, page 252, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a concrete monument found (CMF) at the southeasterly corner of Hollingsworth Oil Company, LLC, as recorded in Instrument No. 20050831-0104906, R.O.D.C., said monument being on the westerly right-of-way of Dickerson Pike; thence with said right-of-way, the following calls:

South 04° 34' 45" West, 108.29 feet to an iron pin set (IPS); thence with a curve to the right, said curve having a radius of 5299.16, a length of 166.37 feet and chord, bearing and distance of South 05° 28' 46" West, 166.37 feet to an IPS at the northeasterly corner of Belz Investment Company, as recorded in Deed Book 4878, page 533, R.O.D.C.; thence with Belz Investment Company North 80° 01' 37" West, 471.00 feet to an IPS at the southeasterly corner of Waste Expansions, LLC, as recorded in Instrument No. 20050203-0013063, R.O.D.C.; thence with the easterly line of Waste Expansions, LLC; the following calls: North 09° 53' 23" East, 258.28 feet to an IPS; South 83° 15' 15" East, 70.54 feet to an IPS; North 06° 44' 45" East, 90.00 feet to an IPS; South 83° 15' 15" East, 9.00 feet to IPS; North 07° 29' 53" East, 77.43 feet to IPS on the southerly right-of-way of Ewing Lane; thence with said right-of-way, South 80° 05' 02" East, 220.76 feet to a CMF at the northwesterly corner of Hollingsworth Oil Company, LLC; thence with Hollingsworth the following calls: South 04° 36' 01" West, 156.35 feet to a CMF; South 79° 40' 28" East, 141.76 feet to the point of beginning. Containing 3.69 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS No. 1859 on December 11, 2006.

BEING the same property conveyed to James H. Benson and wife, Judy L. Benson by Special Warranty Deed from Midland Dickerson Development, LLP, a Tennessee limited liability partnership, recorded in Instrument No. 20050503-0049068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3046/3048 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by

acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 December, 2006.

James H. Benson

Judy L. Benson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Benson and wife, Judy L. Benson, 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 15th day of December, 2006.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

