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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $567,500.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2006.* *Notary Public* *My commission expires:*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

Name and Address of New Owner:

Donald W. Thurmond
5133 Boxcroft Place
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 12/21/06 13:52 5 pgs
Fees:28.00 Taxes:2099.75
20061221-0157515

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
7515 Old Charlotte Pike Nashville, TN 37209	114-39 and P/O 114-300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. RING**, a married man, **and TYLER L. RING,** a married man, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **DONALD W. THURMOND,** a married man, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes and assessments for subsequent years are a lien, but not yet due and payable. 2006 Taxes on Map/Parcel 114-300 (being a portion thereof) and Map/Parcel 114-39 have been prorated between the parties.

2. Matters shown on P.U.D. Boundary of Westchase of record in Book 9700, page 521, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Public Utilities of record in Book 8626, page 852, in said Register's Office.

4. Easement for the flow of the waters of Overall Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the waters of Overall Creek and any tributaries, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Overall Creek.

7. Agreement for Dedication of Easements for Sanitary Sewers granted Harpeth Valley Utilities District of record in Book 5258, page 261, in said Register's Office.

8. Agreement for Dedication of Easement for Public Utilities granted Harpeth Valley Utilities District of record in Book 8626, page 868, in said Register's Office.

9. Agreement for Dedication of Public Utilities Easement granted Harpeth Valley Utilities District of record as Instrument No. 20020411-0045301 in said Register's Office.

10. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record as Instrument No. 20050509-0052105 in said Register's Office.

11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

12. Matters shown on Boundary Survey of Tax Map 114, part of Parcel 300 and all of Parcel 39 prepared for Anderson, Delk, Epps & Associates, Inc., by R. Scot Cherry, Tenn. R.L.S. No. 1512, dated November 21, 2006, revised December 18, 2006.

13. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. See Application for Greenbelt Assessment – Agricultural of record in Book 8845, page 820, in the Register's Office for Davidson County, 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 Grantee, his heirs and assigns, forever; and Grantors do 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, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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.

JANICE W. RING, the wife of **JOHN D. RING,** and **WENDY RING,** the wife of **TYLER L. RING,** do not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS our hands this 19th day of December, 2006.

JOHN D. RING

TYLER L. RING

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. RING AND TYLER L. RING,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 19th day of December, 2006.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, containing a portion of the property shown on a P.U.D. Boundary of Westchase of record in Plat Book 9700, Page 521, in the Register's Office for Davidson County, Tennessee, said tract being more particularly described according to a Boundary Survey of Tax Map 114, part of Parcel 300 and all of Parcel 39, Old Charlotte Pike, prepared by R. Scot Cherry, Tenn. R.L.S. No. 1512, as follows:

Beginning at a point in Overall Creek on the southerly right-of-way line of Old Charlotte Pike, 40 feet in width;

Thence leaving the southerly right-of-way line of Old Charlotte Pike with a line in Overall Creek, South 42 deg 22 min 22 sec West, 119.92 feet to a point on the westerly property line of the Open Space of Section Eight, Addition to Westchase of record in Instrument Number 20050930-0117579;

Thence with a line in Overall Creek and the westerly Line of Westchase Section Eight, Westchase Section Six (Instrument Number 20050617-0069470) and Westchase Section Three (Instrument Number 20030807-0112290) for the following fourteen calls:
1) South 22 deg 50 min 34 sec West, 238.71 feet to a point,
2) South 32 deg 32 min 38 sec West, 50.41 feet to a point,
3) South 04 deg 53 min 02 sec West, 214.49 feet to a point,
4) South 53 deg 33 min 19 sec West, 95.65 feet to a point,
5) South 27 deg 50 min 08 sec West, 67.52 feet to a point,
6) South 09 deg 32 min 40 sec West, 157.54 feet to a point,
7) South 02 deg 45 min 15 sec West, 206.38 feet to a point,
8) South 41 deg 23 min 44 sec East, 123.62 feet to a point,
9) South 49 deg 52 min 12 sec East, 87.16 feet to a point,
10) South 38 deg 26 min 24 sec East, 54.68 feet to a point,
11) South 22 deg 32 min 31 sec West, 76.99 feet to a point,
12) South 37 deg 50 min 12 sec West, 152.56 feet to a point,
13) South 14 deg 01 min 17 sec West, 101.48 feet to a point,
14) South 05 deg 33 min 35 sec East, 136.63 feet to a point on the northerly property line of Ray D. Rader, et ux, of record in Book 3768, Page 223, in the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Rader for the following ten calls:
1) North 82 deg 21 min 46 sec West, 97.25 feet to an existing iron rod,
2) North 83 deg 07 min 19 sec West, 236.82 feet to an existing iron rod,
3) North 83 deg 11 min 44 sec West, 244.16 feet to an existing iron rod,
4) North 82 deg 53 min 46 sec West, 189.80 feet to an existing iron rod,
5) North 82 deg 41 min 35 sec West, 439.06 feet to an existing iron rod,
6) North 83 deg 20 min 00 sec West, 150.11 feet to an existing iron rod,
7) South 29 deg 17 min 54 sec West, 591.27 feet to an iron rod set,
8) South 45 deg 23 min 21 sec West, 261.25 feet to an iron rod set,
9) South 69 deg 19 min 33 sec West, 260.00 feet to an iron rod set,
10) North 84 deg 16 min 55 sec West, 506.55 feet to an iron rod set on the easterly property line of Mary-Margarette Jordan, et al, of record in Instrument Number 20010215-0014679;

Thence with the easterly property line of said Mary-Margarette Jordan, et al, for the following three calls:
1) North 06 deg 46 min 39 sec East, 223.03 feet to an iron rod set,
2) North 08 deg 26 min 50 sec East, 595.84 feet to an iron rod set,
3) North 07 deg 17 min 29 sec East, 516.05 feet to an iron rod set on the southerly property line of Terry Lee Fisk, et ux, of record in Book 5065, Page 772;

Thence with the southerly property line of said Terry Lee Fisk, et ux, Alton Fisk, et ux (Book 4918, Page 892) and Ronald D. Greer, et ux (Book 5435, Page 743), North 74 deg 17 min 16 sec East, 781.06 feet to a new tack set in exposed rock at a corner common with the property of James V. and Sharon R. Greer of record in Book 10797, Page 320 in the Register's Office for Davidson County, Tennessee;

Thence with the southerly property lines of said James and Sharon Greer for the following three calls:
1) South 14 deg 53 min 47 sec East, 315.09 feet to an existing iron rod,
2) North 75 deg 16 min 24 sec East, 446.96 feet to an existing iron rod,
3) North 14 deg 54 min 38 sec West, 505.26 feet to an existing iron rod on the southerly right-of-way line of Old Charlotte Pike, 40 feet in width;

Thence with the southerly right-of-way line of Old Charlotte Pike for the following three calls:
1) North 74 deg 19 min 33 sec East, 786.62 feet to an iron rod set,
2) North 76 deg 09 min 55 sec East, 212.63 feet to an iron rod set,
3) North 77 deg 05 min 07 sec East, 622.35 feet to the point of beginning; containing 3,228,818 square feet or 74.124 acres more or less.

Being part of the same property conveyed to Tenn. Contractors, Inc. of record in Instrument Number 20020614-0072713, and being the same property conveyed to John D. Ring and Tyler L. Ring by Quitclaim Deed from Tenn. Contractors, Inc., a Tennessee corporation, of record as Instrument No. X in the Register's Office for Davidson County, Tennessee, and the same property conveyed to John D. Ring and Tyler L. Ring of record in Instrument Number 20050915-0111224 in the Register's Office for Davidson County, Tennessee.

*20061221-0157514