SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 11:18 2 pgs
Fees:13.00 Taxes:555.00

20070112-0005212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DANIEL D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hammond & Brandt Builders, LLC	Hammond & Brandt Builders, LLC	Map 132-16-0, Parcel 121
(NAME)	(NAME)	
4623 Trousdale Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Triple S, Inc., an Oklahoma Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hammond & Brandt Builders, LLC, 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:

Lot No. 1 on the Plan of Fletcher & Layne, as of record in Book 4660, Page 119, Register's Office for Davidson County, Tennessee.
Said Lot No. 1 fronts 200 feet on the westerly side of Trousdale Drive and extends back 115.55 feet on the northerly line and 104.66 feet on the southerly line to a dead line measuring 200.30 feet thereon.

Being the same property conveyed to Triple S, Inc., an Oklahoma Corporation, by Quitclaim Deed from Kerr-McGee Refining Corporation, a Delaware Corporation, dated November 9, 1993, filed for record on December 20, 1993, of record in Deed Book 9191, Page 894, Register's Office for Davidson County, Tennessee.

Less, except and reserving unto Grantor, its successors and assigns, all oil, gas and other minerals (whether of a similar or dissimilar nature), together with all rights associated therewith; together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to Grantee by, through or under Grantor, but not otherwise.

This conveyance is made and accepted subject to easements, rights-of-way, restrictions, reservations, outstanding oil, gas and mineral leases and prior reservations or conveyances of oil, gas and mineral rights of record, if any, and any other matter which would be revealed by an accurate survey or inspection of the premises.

unimproved ☒

This is improved ☐ property, known as 4623 Trousdale Drive, Nashville, TN 37204

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

TO HAVE AND TO HOLD said described premises unto said Grantee, its successors and assigns forever, free and clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances if whatsoever nature made or suffered to be made by Grantor but not otherwise.

Witness my hand this 12th day of December, 2006.

Triple S, Inc., an Oklahoma Corporation

By: _____
Patrick S. Corbett, Vice President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patrick S. Corbett with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President respectively of the Triple S, Inc., an Oklahoma Corporation the within named bargainor, and corporation, and that he as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Triple S, Inc., an Oklahoma Corporation as such Vice President.

Witness my hand and official seal at office at, Tennessee on this the 12th day of December, 2006.

SUZANNE J. HILTERBRAN NOTARY # 02002781 EXP. 03/04/10 PUBLIC STATE OF OKLAHOMA

Notary Public

My Commission Expires: 3-4-10

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027