THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Affiant

Sworn to and subscribed before me this 17 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 4.17.07

NOLAN M. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/18/07 10:28 2 pgs
Fees:13.00 Taxes:92.50
20070118-0007324

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
CLC Development, LLC	Same	Map Map 174
475 Metroplex Drive		Parcel p/o 13 & 127
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph O. Wiggins, Jr., and wife, Patsy L. Wiggins**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **C.L.C. Development, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee near the junction of Pettus Road and Preston Road, known as Preston Estates, and is bounded on the north by property belonging to George Wood, of record in Deed 20050602-0062032, on the east by property in Phase 2 of this development, on the south by Connie Sturdivant, of record in Deed Book 11151, page 361, said Register's Office, and on the west by Pettus Road, and by property belonging to Tammy Cotton, of record in Deed 20031104-0161796. said Register's Office, and also by Preston Road, and being further described as follows:

Beginning on an iron pin in the east margin of Preston Road, being 250' from the intersection of the east margin of Pettus Road and the south margin of Preston Road; thence with the east margin of Preston Road N-74° 33; 25"East, 79.78' to an iron pin; thence, around a curve to the left with a radius of 241.53 feet, a distance of 267.00 feet to an iron pin; thence North 08° 01' 24" east, 176.10 feet to an iron pin, the northwest corner of the herein described tract, and the southwest corner of Wood; thence, with Wood's south line and leaving the margin of Preston Road, South 77° 45' 11" East, 418.86 feet to an iron pin at the northeast corner of Phase 1 and the northwest corner of Phase 2 of this subdivision; thence with the Phase dividing line the following, South 15° 18' 18" West, 196.82 feet to an iron pin; thence South 03° 53' 21" West 51.00 feet to an iron pin; thence South 15° 18' 18" West, 190.63 feet to an iron pin; thence South 05° 47' 10" West, 446.29* feet to an iron pin in Sturdivant's north line; thence with Sturdivant, South 86° 34' 45" West, 722.46 feet to an iron pin on the east

margin of Pettus Road at Sturdivant's northwest corner and the southwest corner of Phase 1; thence with the east margin of Pettus Road around a curve to the left and having a radius of 1,035.35 feet, a distance of 317.17 feet to an iron pin at Cotton's southwest corner; thence with Cotton and leaving the east margin of Pettus Road South 88° 33' 04" East, 347.71 feet to an iron pin in a fence; thence North 06° 10' 09" East, 20.07 feet to an iron pin; thence North 30° 34' 46" West, 344.54 feet to the point of beginning and containing 11.701 acres, more or less, according to a survey by Galyon Northcutt, Tenn. License # 1529, dated June 16, 2005.

Being the same property conveyed to Joseph Wiggins, etal, by deeds of record in Book 8044, page 926; Book 11151, page 362, and Book 5629, page 587, and part of the same property conveyed to Joseph O. Wiggins, Jr., by deed from The Tucker Family Trust, of record in Instrument No. 20070118-0007323, Register's Office for Davidson County, Tennessee.

Patsy L. Wiggins, wife of Joseph O. Wiggins, Jr., executes this instrument to convey any and all interest she may have in the subject property.

This is property known as Pettus Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 our hand this 12 day of January, 2007.

Joseph O. Wiggins Jr.
JOSEPH O. WIGGINS, JR.

Patsy L. Wiggins
PATSY L. WIGGINS

State of Tennessee
County of ~~Davidson~~ Hawkins

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Joseph O. Wiggins and Patsy L. Wiggins**, the Bargainer, 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 this 12 day of January, 2007.

Melissa D. Brooks
NOTARY PUBLIC

MELISSA D. BROOKS NOTARY PUBLIC AT LARGE HAWKINS COUNTY, TN

My Commission Expires: May 28, 2008