THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25906-09-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $18,150.00. Affiant Subscribed and sworn to before me this 8th day of January, 2007. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Wood Ridge Investments, LLC 7355 Carothers Rd Nolensville, TN 37135	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Part of Map No. 188-00-0 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Craig**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wood Ridge Investments LLC., a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located on Battle Road, Antioch, TN 37013

Gloria Craig, spouse of William J. Craig joins in the execution of this instrument to convey any interest she may have in subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of January, 2007

William J. Craig

Gloria Craig

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William J. Craig and Gloria Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/19/07 14:19 2 pg
Fees:13.00 Taxes:67.16

20070119-0007959

EXHIBIT "A"

Land in Davidson County, Tennessee, being land in the 31st Council District of Davidson County, Nashville, Tennessee, and being a portion of the land conveyed to William J. Craig as of record in Instrument No. 20030130-0013121, Register's Office for Davidson County, Tennessee, being generally located north of Carothers Road and east of Battle Road and being more particulary described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Battle Road at the southwest corner of Metropolitan Government Park Board as of record in Deed Book 5079, page 540, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described land; thence leaving the easterly right-of-way line of Battle Road with the south line of Metropolitan Government Park Board S 79 deg. 25 min. 24 sec. E a distance of 30.01 feet to a set iron pin; thence with a severance line through said William J. Craig the following calls: S 08 deg. 40 min. 08 sec. W a distance of 705.04 feet to a set iron pin; S 09 deg. 24 min. 43 sec. W a distance of 104.15 feet to a set iron pin on the northerly right-of-way line of Carothers Road; thence with said northerly right-of-way line of Carothers Road the following calls: N 78 deg. 47 min. 22 sec. W a distance of 5.03 feet to an existing iron pin; with a curve turning to the right with an arc length of 39.88 feet, with a radius of 26.10 feet, with a chord bearing of N 34 deg. 20 min. 20 sec. W, with a chord length of 36.11 feet to an existing iron pin on the easterly right-of-way line of said Battle Road; thence with the easterly right-of-way line of said Battle Road the following calls: N 09 deg. 24 min. 43 sec. E a distance of 77.65 feet to an existing iron pin; N 08 deg. 40 min. 08 sec. E a distance of 705.84 feet to an existing iron pin; which is the point of beginning, having an area of 24,132 square feet or 0.55 acres more or less.

Being part of the same property conveyed to William J. Craig by deed dated August 30, 2002 from Dorothy Carothers and Janice Williams and Stefani Versace appearing as Instrument No. 20020909-0109234, re-recorded in Instrument No. 20030130-0013121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Taxes which have been paid by the Grantor and prorated by the parties.