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. 25906A-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $82,500.00 Affiant Subscribed and sworn to before me this 8th day of January, 2007. Notary Public My Commission Expires:

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: William J. Craig 7107 Carothers Rd Nolensville, TN 37135	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Part of Map and Parcel No. 188-5, 188-8 and 188-4

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, **Wood Ridge Investments, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Craig and wife, Gloria Craig** ("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 Carothers Road, ~~Antioch~~ Nolensville, TN 37013

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, 2006.

WOOD RIDGE INVESTMENTS, LLC.

BY: _____
Don Smithson

TITLE: Chief Manager

Davidson County DEEDWARR
Recvd: 01/19/07 14:21 2 pg
Fees:13.00 Taxes:305.25
20070119-0007961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Don Smithson,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Wood Ridge Investments, LLC, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Being land in the 31st Council District of Davidson County, Nashville, Tennessee, and being a portion of the land conveyed to Wood Ridge Investments, LLC as of record in Instrument #200609190116018, R.O.D.C., Being generally located north of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning, at an existing iron pin at the northeast corner of William J. Craig as of record in Instrument #20030130-0013121, R.O.D.C., and on the south line Metropolitan Government Park Board as of record in Deed Book 5079, Page 540, R.O.D.C., and also being the northwest corner of the herein described land;

Thence, with the south line of said Metropolitan Government Park Board
S 78°15'10" E a distance of 267.15' to a set iron pin;

Thence, leaving said south line of Metropolitan Government Park Board with a severance line through said Wood Ridge Investments LLC, S 08°40'08" W a distance of 816.31' to a set iron pin to a set iron pin on the northerly right-of-way line of said Carothers Road;

Thence, with said northerly right-of-way line of said Carothers Road N 78°23'27" W a distance of 267.11' to an existing iron pin at the southeast William J. Craig as of record in Instrument #20030130-0013121, R.O.D.C.;

Thence, leaving said northerly right-of-way line of said Carothers Road with a with the easterly line of said William J. Craig, N 08°40'08" E a distance of 816.95' to a set iron pin; which is the point of beginning.

Having an area of 217,844 square feet or 5.00 acres more or less.

Being part of the same property conveyed to Wood Ridge Investments, LLC by deed from Constance (Connie) Lynn Hardin and Janice Elaine Williams, Co=Executrices of the Estate of Dorothy Jean Carothers, deceased, with authority to sell real property, the said Constance (Connie) Lynn Hardin, now being known as Stefani Versace, appearing as Instrument No. 20060919-0116017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following restrictions, which shall be covenants running with the land:

(1) For a period of five (5) years from the date of the execution of this instrument, Grantee and its heirs, successors or assigns shall be limited to constructing only one (1) single family residence on the property.

(2) Grantee and its heirs, successors and assigns hereby grant to Wood Ridge Investments, LLC, its successors or assigns a right of first refusal in connection with any proposed sale of the subject property to a third party upon the following terms and conditions:

- (a) There must be an arms-length, valid and enforceable contract for the sale of the property executed by Grantee, its heirs, successors or assigns with a third party;
- (b) Grantee, its heirs, successors or assigns shall provide Wood ridge Investments, LLC, its successors or assigns with written notice of its intent to sell the property, along with a copy of the contract for sale of the property;
- (c) Wood Ridge Investments, LLC, its successors or assigns shall have ten (10) days from the date of its receipt of such written notice and such copy of the subject contract during which to indicate by written notice to Grantee its intent to exercise its right of first refusal with respect to the purchase of the property in accordance with the same terms and conditions set forth in the original contract between Grantee and the potential third party purchaser with respect to the amount of purchase price and the date of closing.
- (d) The sale of the property shall be closed between Wood Ridge Investments, LLC, its successors or assigns as purchaser and Grantee, its heirs, successors and assigns as seller for the same purchase price and within the same time frame set forth in the original contract between Grantee and the potential third party purchaser.

This conveyance is made subject to:

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