Davidson County DEEDWARR
Recvd: 02/23/07 11:34 3 pgs
Fees:18.00 Taxes:1176.05

20070223-0022807

Return to: Belle Meade Title.
4515 Harding Pike, Ste. 315
Nashville, TN 37205
615-297-1568 Ext. 18

#12788

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Woodland Falls Subdivision, L.P.	(NEW OWNER)	Map 172-00-
P.O. Box 50735		Parcel 167.00
NASHVILLE TN 37205		

This instrument prepared by: Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **PHP Realty Company, L.P., a Tennessee limited partnership,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Woodland Falls Subdivision, L.P., a Tennessee limited partnership,** (The "Grantees"), its successors and/or assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to PHP Realty Company, L.P., a Tennessee limited partnership by warranty deed from Robert T. Phillips, William B. Phillips and Betty Phillips Hagan of record in Instruction No. 20070216-0020024, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable, the payment of which is assumed by Grantee.**
2. **Easement of record in Instrument No. 19991222-0306125, said Register's Office.**

This is unimproved property commonly known as **Woodland Hills Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $317,850.00.

Affiant

Subscribed and sworn to before me this
16 day of February, 2007

Notary public:

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of **February, 2007.**

PHP Realty Company, L.P.

By: Steven Willis, General Partner
Steven Willis, General Partner

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Steven Willis** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **himself** to be the **General Partner** of **PHP Realty Company, L.P.** and that **he** executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited partnership** by **Himself** as the **General Partner..**

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of February, 2007.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County

EXHIBIT "A"

Property Description

Beginning at an existing concrete monument, being the northwest corner of the herein described parcel of land, said monument being S 25-28-51 E a distance of 200.0 ft. from an existing concrete monument in the southerly margin of Woodland Hills drive, said monument being the common front corner of lots 58 & 59 on the subdivision plat of Myrtlewood Estates section three, recorded in plat book 6350, page 287, R.O.D.C. T.N.

Thence North 44°27'18" East, a distance of 225.00 feet; to an iron pin in the westerly line of the Brentwood Oaks subdivision recorded in plat book 6900, page 174, R.O.D.C T.N; thence with the westerly line of the Brentwood Oaks subdivision South 45°27'57" East, a distance of 172.27 feet to an existing concrete monument; thence southeasterly a distance of 283.91 feet along a curve concave to the southwest, having a radius of 610.00 feet and a central angle of 26°40'00" to an existing concrete monument; thence South 18°47'58" East a distance of 352.00 feet to an iron pin at the beginning of a curve concave to the west having a radius of 100.00 feet and a central angle of 71°37'12" and being subtended by a chord which bears South 17°00'02" West 117.02 feet; thence southwesterly along said curve, a distance of 125.00 feet to an existing concrete monument; thence South 37°10'58" East, a distance of 50.00 feet to an existing concrete monument at the northeast corner of the Mountain view subdivision as recorded in plat book,9700, page, 656, R.O.D.C. T.N.; thence along the northerly line of the Mountain view subdivision, North 84°58'02" West, a distance of 1100.05 feet; to an existing concrete monument at the northeast corner of the Lee Willet Etux property recorded in book, 6641 page, 193 R.O.D.C. T.N ,said monument also being the southeast corner of the Myrtle wood estates subdivision section one recorded in plat book, 5200 page 361 R.O.D.C. T.N.; thence with the easterly line of Myrtle wood estates, North 27°05'21" East, a distance of 225.51 feet; to an existing concrete monument; thence North 66°49'50" East, a distance of 495.61 feet; to an existing concrete monument; thence North 80°00'07" East, a distance of 66.82 feet to an existing concrete monument; thence North 20°41'00" West, a distance of 191.92 feet to the Point of Beginning and containing 11.13 ACRES, more or less.

Together with an access easement to Woodland Hills Drive of record in Instrument NO. 19991222-0306126, said Register's Office.

Being the same property conveyed to Grantor by Deed of record in Instrument No. 20070216-0020024, said Register's Office.