Davidson County DEEDWARR
Recvd: 04/02/07 08:51 2 pgs
Fees:13.00 Taxes:740.00

20070402-0038634

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2007.

Notary Public
My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
TriStar Ventures, LLC	New Owner	13413024200
0 Wallace Road	6088 Frontier Lane	
Nashville, TN 37211	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Owls Head, LP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TriStar Ventures, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

0.394 acres described according to survey by Construction Engineering Associates, 2016 Weems Road, Tucker, Georgia, as follows:

Beginning at an existing iron pin in the south margin of the Harding Place right-of-way, thence S 06 deg. 13 min. 00 sec. W, 174.25 feet to an iron pin; thence along the said right-of-way line of Largo Drive in a westerly direction (said right-of-way having a 650.00 feet radius) 108.00 feet to an iron pin; thence N 06 deg. 18 min. 53 sec. E, 156.80 feet to an iron pin; thence N 73 deg. 58 min. 00 sec. W, 113.00 feet to the point of beginning, containing 0.394 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is an area 10 x 10 feet square in the northeast corner of the above-described property, with said 10 x 10 feet area fronting on Harding Place and Wallace Road, described as follows:

Beginning at an iron pin which is the northeast corner of the original tract, thence S 10 deg. 25 min. E along the right-of-way 10 feet; thence S 86 deg. 33 min. W, 10 feet; thence N 10 deg. 25 min. W, 10 feet; thence N 86 deg. 33 min. E along the northern property line 10 feet to the point of beginning.

BEING the same property conveyed to Owls Head, LP by deed from Miller Properties, LLC, dated 11/16/06 of record in Instrument No. 200611280146664, Register's Office for Davidson County, Tennessee.
Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 0 Wallace Road, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 my hand this 21st day of March, 2007.

Owls Head, LP

By: ~~Edward E Chandler~~, Pres.
Chandler Construction Company, Inc., G.P.
Agent for Owls Head, LP

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Escambia

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edward E Chandler, VP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Agent for Owls Head, LP, and that (s)he is authorized by Owls Head, LP, to execute this instrument on its behalf.

Witness my hand and seal at office this 21st day of March, 2007.

Stephanie S. Tate
NOTARY PUBLIC

My commission expires: 1-11-11

NOTARY PUBLIC STATE OF ALABAMA

MY COMMISSION EXPIRES
JANUARY 11, 2011