Davidson County DEEDWARR
Recvd: 05/15/07 15:23 4 pgs
Fees:23.00 Taxes:1258.00
20070515-0058315

SPECIAL WARRANTY DEED

FROM:	Rodger T. Wallace	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	Peter Grossman and Carol Porter, as tenants by the entirety	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Peter Grossman and Carol Porter 62-3628 Loli'i Way G-1 Kohala Way Coast, Hawaii 96743	Same	Map 147, Parcel 15.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $340,000.00

Affiant

Sworn to and subscribed before me, this 10th day of May, 2007.

Notary Public

My Commission Expires: 3-20-10

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE Traci Henry My Commission Expires March 20, 2010 STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodger T. Wallace** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Peter Grossman and Carol Porter**, as tenants by the entirety (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 339 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the ___ day of May, 2007.

SELLER: Rodger T. Wallace

Rodger T. Wallace

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rodger T. Wallace, the within named bargainor, 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 and seal, at office in Brentwood, Tennessee, this 9th day of May, 2007.

Rebecca T. Garland

Notary Public

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

My Commission Expires: 5/23/09

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Wallace Clinic, a planned unit development, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Being the same property conveyed to Rodger T. Wallace by deed of record as Instrument No. 20070515000 58314, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Past due taxes for the year 2006. Taxes for the year 2007, a lien, not yet due and payable.

2. Easement and Road Maintenance Agreement of record in Book 7966, page 31, said Register's Office.

3. Storm Water Detention Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7674, page 362, said Register's Office.

4. All matters shown on Plat recorded in Book 6050, page 414, said Register's Office.