Davidson County DEEDWARR
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Fees:13.00 Taxes:503.20

20070530-0063801

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL**
Eatherly Properties **1700 Hayes Street, Suite 104** **Nashville, Tennessee 37203**	**New Owner**	**Map and Parcels:** **63-16-C-36** **63-16-C-37** **63-16-C-38** **63-16-C-39**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Sworn to and subscribed before me
This 24th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JO-MAC PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto the EATHERLY PROPERTIES, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Unit Nos. 36, 37, 38 and 39, on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estate, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703007029 9, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.
>
> Being a part of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company by quitclaim deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 20000310-0025238, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it 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 follows:

1. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcels 63-16-C-36, 63-16-C-37, 63-16-C-38 and 63-16-C-39.

2. All matters appearing on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing as Exhibit A to Instrument No. 20031031-0660338, filed for record in Instrument No. 200107030070299, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001206-0120233, Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338 and Instrument No. 20040226-0022056, Register's Office for Davidson County, Tennessee.

4. By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee.

5. Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385, as amended in Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee.

6. Attorney's Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-0075891, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.

GRANTOR warrants and will defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

This is (X) unimproved property known as 5140, 5142, 5144 and 5146 South Fork Boulevard, Old Hickory, Tennessee 37138.

WITNESS our hands this 24th day of May, 2007 in Franklin, Tennessee.

JO-MAC PROPERTIES, LLC

BY: _____
John N. Weckesser, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John N. Weckesser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of JO-MAC PROPERTIES, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand this 24th day of May, 2007, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY