WARRANTY DEED	STATE OF TENNESSEE COUNTY OF : DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $380000.00. Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 1st DAY OF June, 2007. Notary Public MY COMMISSION EXPIRES: 9/20/08 (AFFIX SEAL)

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY
A. Harrison Johnson, Jr., Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Solid Ground, LLC P.O. Box 999 White Bluff TN 37187	NEW OWNER	142/239

Davidson County DEEDWARR
Recvd: 06/04/07 11:08 3 pgs
Fees:18.00 Taxes:1406.00
20070604-0065958

SPECIAL WARRANTY DEED
AND
QUITCLAIM BILL OF SALE
AND
ASSIGNMENT OF LEASES

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, JANET KAY HUGHES O'FARRELL, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOLID GROUND, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS/SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the Second Civil District of Davidson County, Tennessee, identified as Lot No. 3-C on the resubdivision of Lot No. 3, Bellevue Center, Section 3 as recorded in Map Book 5190, page 368, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Belle Forest Circle which point is approximately 537.20 feet north of the intersection of Belle Forest Circle and the northerly right of way of U. S. Highway 70 South, said Lot No. 3-C fronting 155.00 feet on the northwesterly side of Belle Forest Circle and extending back 96.00 feet along its southerly line and 187.31 feet along its northerly line (which line is the common

property line between Lot Nos. 3-B and 3-C), and having a broken westerly line, the two dimensions being 158.00 feet and 27.10 feet.

Being the same property conveyed to DANNY R. O'FARRELL, A MARRIED PERSON by deed from LOYDA C. TACOGUE, INDIVIDUALLY AND AS SURVIVING TRUSTEE OF THE 121 BUILDING, A PARTNERSHIP by deed of record as Instrument No. 20030919-0139275, dated September 17, 2003, Register's Office for Davidson County, Tennessee and further conveyed to JANET KEY HUGHES O'FARRELL by Agreed Order filed with the Davidson County Probate Court Clerk's Office as Docket No. 04P-1321 and further recorded of record as Instrument No. 20041228-0152643, Register's Office for Davidson County, Tennessee.

Subject, however, to:

1. **Davidson County taxes for 2007, which have been prorated and assumed by the Grantee.**
2. **Matters shown on the Plan of record in Book 5190, page 368, said Register's Office.**
3. **Restrictive Covenants contained in instrument of record in Book 5205, page 123, said Register's Office.**

This is ☒ improved ☐ unimproved property, known as 121 Belle Forest Circle, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs/successors and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs/successors and assigns, against the lawful claims of all persons claiming by, through and under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

And the Grantor does hereby assign, quitclaim and release unto the Grantee all of her right, title and interest in and to any leases and rents affecting the Property, without any warranties or representations affecting the same. The Grantee, as a part of the consideration for this transaction, has assumed all obligations of the lessor or landlord under such leases, and will indemnify and hold the Grantor harmless from and against any lessee or tenant claims that may arise thereunder from and after the date hereof.

The Property and all leases, rents and financial information are hereby conveyed on an "as is", "where is" and "with all faults" basis and neither Grantor, nor any agent or representative of Grantor, has made or shall be liable for or bound in any manner by any express or implied warranties, guarantees, promises, statements, inducements, representations or information pertaining to the Property or the Property owners association, including, but not limited to, its income, losses, leases, or operations or any part thereof, the physical condition, access to a public road, area and boundaries, the uses which can be made of the same, its merchantability, fitness for a particular purpose or any other matter or thing with respect thereto.

WITNESS my/our hand(s) this the 1st day of June, 2007.

Janet Kay Hughes O'Farrell

JANET KAY HUGHES O'FARRELL, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **JANET KAY HUGHES O'FARRELL,** an unmarried woman , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she/he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 1st day of June, 2007.

My Commission Expires: 9/20/08

Catherine M. Ward
Notary Public

RETURN TO:
A. Harrison Johnson, Jr.
401 Church St., Suite 2600
Nashville, Tennessee 37219

CATHERINE M. WARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008