Davidson County DEEDWARR
Recvd: 06/25/07 09:29 4 pgs
Fees:23.00 Taxes:320.05
20070625-0075285

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Jason Wilkerson 8125 Whites Creek Pike Joelton, TN 37080	Same	**Map 58, Parcel 159** **Map 58, Parcel 161** **Map 59, Parcel 25** **Map 59, Parcel 26** **Map 59, Parcel 27**

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $86,500.00.

Affiant

Sworn to and subscribed before me this 21st day of June 2007.

My commission expires: 1-30-10

Notary Public

REBECCA A. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LS PARTNERS**, the "Grantor," a Tennessee general partnership, has this day bargained and sold and does hereby transfer and convey unto the said **Jason Wilkerson**, (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is unimproved property known as:

3524 Pewitt Road, Nashville, Davidson County, Tennessee, 37218;
3526 Pewitt Road, Nashville, Davidson County, Tennessee, 37218;
3530 Pewitt Road, Nashville, Davidson County, Tennessee, 37218;
3522 Pewitt Road, Nashville, Davidson County, Tennessee, 37218; and
3520 Pewitt Road, Nashville, Davidson County, Tennessee, 37218

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 21st day of June 2007.

GRANTOR: LS Partners, a Tennessee general partnership

By: _____
CHAD M. RAY, Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Chad M. Ray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of **LS Partners**, a Tennessee general partnership, the within named bargainor, and that he as Managing Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing Partner of the partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, on the 21st day of June 2007.

_____
NOTARY PUBLIC

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
7.6.10

EXHIBIT A

[Legal Description]

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 50 feet of the southerly 110 feet of Lot No. 4 on the Plan of Harriett Vester Tract of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said Lot No. 5 fronts 86-1/2 feet on the northerly side of Vester Lane and runs back 490 feet on the westerly line and 530 feet on the easterly line to a dead line, measuring 104.8 feet thereon.

Said part of Lot No. 4 fronts 50 feet on the northerly side of Vester Lane and runs back between parallel lines 110 feet to a dead line.

TRACT TWO: Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and 9 on the Plan of Harriett Vester Tract of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said Lots 7, 8 and 9 front together 259-1/2 feet on the northerly side of Vester Lane and run back 570 feet on the westerly line and 730-1/2 feet on the easterly line to a dead line, measuring 314.4 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above-described property conveyed to Andrew C. Wilson and wife, Blanche Wilson, of record in Book 3308, Page 339, Register's Office for said County.

TRACT THREE: Land in Davidson County, Tennessee, being the southerly 200 feet of Lot No. 9 on the Plan of Harriett Vester Tract of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said part of Lot No. 9 fronts 86-1/2 feet on the northerly side of Vester Lane and extends back between parallel lines 200 feet to a dead line, measuring 86-1/2 feet, more or less, thereon.

Being the same property conveyed to LS Partners, a Tennessee general partnership, of record in Instrument No. 200706_____, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. The Plan of Record in Plat Book 161, Page 109, said Register's Office.

3. Ingress/Egress and Utility Easement for Lots 7 & 8, Harriett Vester Tract Subdivision of record in Instrument No. 20070618-0072759, Register's Office for Davidson County, Tennessee.