Davidson County DEEDWARR
Recvd: 06/29/07 10:43 6 pgs
Fees:33.00 Taxes:541.68
20070629-0077771

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Wood-Swancey-Hardison, LLC 3728 Central Pike Hermitage, Tennessee 37076	Wood-Swancey-Hardison, LLC 3728 Central Pike Hermitage, Tennessee 37076	86-277 86-144 86-145 86-146

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This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JWC Properties, Inc.,** a Tennessee corporation, herein called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wood-Swancey-Hardison, LLC,** a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to wit:

PARCEL NO. 1:

TRACT I: Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford and Company, Engineers, March 15, 1967, as follows:

BEGINNING at an iron pin in the southerly right-of-way of Central Pike, said point being 40.00 feet west from a corner fence post, said post being the northeast corner of the A. L. Windle property; thence from said point of beginning and leaving the above mentioned right-of-way North 87° 33' West 203.60 feet to an iron pin, said point being the northwest corner of the A.L. Windle property, thence North 66° 33' West, 174.26 feet to an iron pin at a stone retaining wall; thence with the north side of said wall North 75° 40' West 71.71 feet to an iron pin at said wall's intersection with an existing fence; thence with said fence North 4° 32' West 115.19 feet to an iron pin in the southerly right-of-way of Central Pike; thence with said right-of-way the following calls; South 71° 26' East 42.00 feet to an iron pin; thence South 71° 56' East 50.00 feet to an iron pin; South 70° 40' East 50.00 feet to an iron pin; thence South 68° 07' East 50.00 feet to an iron pin; thence South 66° 07' East 50.00 feet to an iron pin; thence South 64° 38' East 50.00 feet to an iron pin; thence South 62° 04' East 50.00 feet to an iron pin; thence South 59° 50' East 50.00 feet to an iron pin; thence South 57° 06' East 50.00 feet to an iron pin; thence South 54° 25' East 50.00 feet to an iron pin being the point of beginning, and containing 0.889 acres, more or less.

TRACT II: A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the land of P. W. Cherry, deceased, as of record in Minute Book "J", Page 739, County Court for said County, described according to a survey made by Robert H. Meade, Engineer, May 16, 1959, as follows: BEGINNING on the southwesterly margin of Central Pike at the northwest corner of the property conveyed to C. L. Wright and wife, Rady Wright, by deed from Minnie L. Wright, et al, of record in Book 2809, Page 519, Register's Office for said County; thence with said Wright's western boundary line South 45° 40' West 118 feet; thence South 45° 40' West 495.1 feet; thence North 3° 39' West 211.9 feet; thence North 74° 57' East 64 feet; thence North 0° 01' East 64.1 feet; thence South 63° 04' East 58.8 feet; thence North 46° East 92 feet, thence North 15° 30' East 132 feet, more or less, to abandoned right-of-

way line of N. C. and St. L. Railroad; thence with the N. C. and St. L. Railroad's line easterly to the southwesterly margin of Central Pike; thence with the same southeasterly 40 feet to the beginning.

Being the same property conveyed unto JWC Properties, Inc., doing business as J.W.C. Foundations by deed from James B. Schmittou and wife, Audrey C. Schmittou, of record in Book 7297, Page 719, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2:

LAND in the Fourth Civil District of Davidson County, Tennessee, bounded as follows:

BEGINNING at J. D. Heflin's northeast corner at a post; thence running in an easterly direction with the property line of NC and St. Louis Railroad 131 feet to a post; thence in a southerly direction 132 feet to a corner post; thence southwest 92 feet to a stake; thence northwest 58 feet, 10 inches to a stake in J. D. Heflin's East line; thence north with said Heflin's East line 200 feet, 8 inches to the and containing one half acre, more or less.

BEING the same property conveyed to JWC Properties, Inc. by deed from Guy H. Cowgill, of record in Book 10351, Page 849, Register's Office for Davidson County, Tennessee.

PARCEL NO. 3:

Land in Davidson County, Tennessee, identified as Parcel 146 on Tax Map 86, Tax Assessor's Office for Davidson County, Tennessee. Subject property is bound on the northeast by Parcel 144, said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County Tennessee; bound on the east by Parcel 145 on said Map 86, being the property conveyed to JWC Properties by Deed of record in Book 10351, Page 849,

Register's Office of Davidson County, Tennessee; bound on the south by Parcel 277 on said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; and bound on the west by Parcel 124 on said Map 86, being the property conveyed to Lambert Brothers by Deed of record in Book 2136, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property to JWC Properties, Inc. by deed from Fred R. Lovelace and William E. Moore, Jr. of record as Document No. 20030617-0083119, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.

b. Covenants and restrictions on record.

c. Such matters as would be reflected in an accurate survey.

d. Real property taxes for 2007, a lien but no yet due and payable.

This is improved property, known as 3728 Central Pike, Nashville, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor does covenant with 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, its successors 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.

EXECUTED ON THIS THE 27th DAY OF JUNE, 2007.

JWC PROPERTIES, INC.

By: _____
Richard L. Swancey,
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

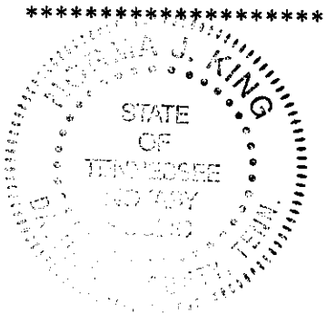
Personally appeared before me, Norma J. King, a Notary Public in and for said State and County, **Richard L. Swancey**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 27th day of June, 2007.

_____
Notary Public

My Commission Expires: 7/25/09

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $146,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of June, 2007.

Notary Public

