Davidson County DEEDWARR
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Fees:13.00 Taxes:1257.63
20070718-0085279

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11.22.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lakeside Meadows, LLC	NEW OWNER	Map 110
120 Donelson Pike		Group
Nashville, TN 37214		Parcel 181

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Karl L. Nelson and wife, Linnae M. Nelson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lakeside Meadows, LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a parcel of Land located in the 12th Councilmanic District of Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at the intersection of the Southerly Rights-of-Way of Hessey Road (50 foot Rights-of-Way), and the Eastern Rights-of-Way of Earhart Road (50 foot Rights-of-Way), said point being 25 feet from the centerline of each;

THENCE, with the South margin of said Hessey Road, South 76 DEGREES 17 MINUTES 51 SECONDS East, 49.35 feet to a new iron rod;

THENCE, with a curve turning to the left having an arc length of 525.39 feet, with a radius of 5,025.00 feet, a chord bearing of South 79 DEGREES 17 MINUTES 34 SECONDS East, and a chord length of 525.15 feet;

THENCE, South 82 DEGREES 17 MINUTES 17 SECONDS East, 101.65 feet to an old iron rod, the Northeast corner of the herein described tract and the Northwest corner to Lakeside Meadows, LLC as recorded in Instrument Number 20070328-0036959, R.O.D.C., TN;

THENCE, leaving said margin, South 05 DEGREES 41 MINUTES 17 SECONDS West, 376.41 feet to an old iron rod at a fence corner, a common corner with Jeb Johnston, as recorded in Book 8726, Page 172, R.O.D.C., TN;

THENCE, with said Johnston's line North 88 DEGREES 16 MINUTES 58 SECONDS West, 204.37 feet to and old iron rod;

THENCE, North 00 DEGREES 16 MINUTES 30 SECONDS West, 134.97 feet to an old iron rod;

THENCE, South 79 DEGREES 20 MINUTES 33 SECONDS West, 330.09 feet to an old iron rod being the East margin of Earhart Road, said point being 25 feet from the centerline of Earhart Road.

THENCE, with said margin North 12 DEGREES 51 MINUTES 34 SECONDS West, 147.20 feet;

THENCE, North 13 DEGREES 24 MINUTES 32 SECONDS West, 281.57 feet to the point of beginning, and containing 213,027 square feet, or 4.89 Acres. This description was prepared based on a field run survey by Weatherford and Associates, LLC, 1301 Central Court, Hermitage, TN. 37076, 615-391-3044, Paul G. Weatherford, RLS, TNRLS#1941, dated July 12, 2007, and revised July 16, 2007.

Being the same property conveyed to Karl L. Nelson and Linnae M. Nelson, husband and wife, by deed from Leonard D. Phelps and wife, Carolyn J. German, of record in Instrument 20031201-0172379, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) Soil Absorption Letter of record in Book 6431, Page 609, said Register's Office; (3) Right of Use of Spring of record in Book 1001, Page 112, said Register's Office.

FILE BOX 45

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4618 Hessey Road, Mt. Juliet, TN 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this 17th day of July, 2007.

Karl L. Nelson

Linnae M. Nelson

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 Karl L. Nelson and Linnae M. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2007.

My Commission Expires: 4-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY