26A
WP

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20959-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Murray B. Chidester 217 Williamsburg Circle Brentwood, TN 37027	New Owner	Map 094 Parcel 146

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WOLF BAAD INVESTMENTS, LLC, a Florida limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to MURRAY B. CHIDESTER AND WIFE CHARLENE G. CHIDESTER, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Wolf Baad Investments, LLC, a Florida limited liability company, by Deed from Johnny W. Garland and wife Ellen Danette Garland, of record in Instrument Number 20061121-0144507, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 510 Cave Road, Nashville, Tennessee 37210.

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 Grantor covenants with the said Grantees 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 set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, 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 claiming by, through, or under the said Grantor.

Davidson County DEEDWARR
Recvd: 11/21/07 15:37 4 pgs
Fees:23.00 Taxes:2812.00
20071121-0136559

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 21st day of November 2007.

Scott Baad, Managing Member

William Wolf, Managing Member

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Scott Baad and William Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of Wolf Baad Investments, LLC, a Florida limited liability company, and who further acknowledged that they, as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Members for the said limited liability company.

WITNESS my hand and official seal at Clearwater, Florida, this 21st day of November 2007

KAREN A. GAN
MY COMMISSION # DD573392
EXPIRES: July 12, 2010
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Karen A Gan
Notary Public
My commission expires: 7/12/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00

Cathrine M. Wood
Affiant

Subscribed and sworn to before me this 26th day of November 2007.

ERNEST B. WILLIAMS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 5/24/2008

My Commission Expires MAY 24, 2008

EXHIBIT "A"
Legal Description

Land lying in the First Civil District, 15th Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, being Lot Number 5-E as shown on the Final Plat of Resubdivision of Lot 5-E, River Hills Industrial Park, as recorded in Plat Book 8250, page 183, and further described according to a survey by Phillip E. Holmes, Jr., RLS# 1728, dated November 5, 2007, to wit:

BEGINNING ON AN IRON PIN LOCATED IN THE SOUTHERN RIGHT OF WAY OF CAVE ROAD, SAID PIN BEING A CORNER OF THE PROPERTY HEREIN DESCRIBED AND A CORNER OF GINSBERG FAMILY PARTNERSHIP LP, THENCE LEAVING SAID RIGHT OF WAY WITH THE LINE OF GINSBERG FAMILY PARTNERSHIP LP, S 07 DEGREES 44 MINUTES 08 SECONDS W 515.85 FEET TO AN IRON PIN SAID PIN BEING A CORNER OF WARE IN THE LINE OF LOUDERMILK, THENCE WITH THE LINE OF WARE N 44 DEGREES 50 MINUTES 03 SECONDS W 327.95 FEET TO AN IRON PIN SAID PIN BEING A CORNER OF WARE AND BAKER EDWARD'S LLC., ALSO SAID PIN BEING IN THE LINE OF METRO GOVERNMENT WATER AND SEWER THENCE WITH THE LINE OF BAKER EDWARD'S LLC., S 82 DEGREES 10 MINUTES 58 SECONDS E 59.14 FEET TO A POINT, SAID POINT BEING A CORNER OF AN ACCESS EASEMENT, THENCE CONTAINING WITH SAID EASEMENT S 82 DEGREES 10 MINUTES 58 SECONDS E 66.25 FEET TO AN IRON PIN, N 07 DEGREES 44 MINUTES 32 SECONDS E 105.05' TO A POINT SAID POINT BEING A CORNER OF SAID EASEMENT THENCE LEAVING THE LINE OF SAID EASEMENT AND CONTINUING WITH THE LINE OF EDWARDS N 07 DEGREES 44 MINUTES 32 SECONDS E 51.21 FEET AN IRON PIN, N 48 DEGREES 28 MINUTES 05 SECONDS E 68.77 FEET TO AN IRON PIN, N 07 DEGREES 40 MINUTES 13 SECONDS E 109.98 FEET TO AN IRON PIN, SAID PIN BEING LOCATED IN THE RIGHT OF WAY OF CAVE ROAD, THENCE WITH SAID RIGHT OF WAY S 81 DEGREES 19 MINUTES 11 SECONDS E 49.58 FEET TO AN IRON PIN, S 81 DEGREES 19 MINUTES 11 SECONDS E 17.18 FEET TO A POINT, S 80 DEGREES 54 MINUTES 40 SECONDS E 23.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.44 ACRES.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2008 and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Book 8250, Page 183, Register's Office for Davidson County, Tennessee.
3. An access easement as shown on said Final Plat of Resubdivision of Lot 5-E, River Hills Industrial Park as recorded in Plat Book 8250, Page 183, of the Register's Office of Davidson County, Tennessee and which is more particularly described in the Declaration of Restrictions for Resubdivision of Lot 5-E Rivers Hills Industrial Park of record in Book 8917, Page 625, said Register's Office for Davidson County, Tennessee.
4. Rights of others in and to the land embraced within the appurtenant easement.
5. Declaration of Restrictions for Resubdivision of Lot 5-E, River Hills Industrial Park in Book 8917, Page 625.
6. Matters shown on survey by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. #1728, dated November 5, 2007 as File Number 06163-A.