THIS INSTRUMENT PREPARED BY:
Nick Shelton, Esq.
Woodard & Shelton PLLC
1114 West Main Street
P.O. Box 708
Franklin, TN 37065-0708
Ph. 615-794-7500
Fax 615-790-8476
nshelton@nicksheltonlaw.com

RETURN TO:
Woodard & Shelton
1114 West Main St.
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/04/07 15:47 3 pgs
Fees:18.00 Taxes:1702.00
20071204-0140547

NEW OWNER: Camellia Investments, LLC 5965 Sedberry Road Nashville, TN 37205	Send Tax Bill To: same	Map & Parcel: 116-13-0-043.00

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, Thomas N. Plaster and wife, Sophie G Plaster, hereinafter called the Grantors, have bargained and sold by these presents do transfer and convey unto CAMELLIA INVESTMENTS, LLC, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson Co., TN being Lot No. 316 on the plan of Hillwood Estates, Section 12, or record in Book 2663, page 109, Reg. Off. Davidson Co, TN.

See Exhibit A attached hereto and incorporated herein for a more detailed legal description.

Being the same property conveyed to Thomas N. Plaster et ux Sophie G. Plaster by deed from H.G. Hill Realty Co., A Tn. Corporation dated 2-16-59 of record in book 2878, page 557, Reg. Off. For Davidson Co., TN.

Subject to the following restrictions and conditions⊞

1. 2007 property taxes of $3,766.07 must be paid at closing.
2. All matters and notes on the plan of Hillwood Estates, Section 12, of record in book 2663, page 109, Reg. Off. Davidson Co., Tn.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as 5965 Sedberry Road, Nashville, TN 37205.

WITNESS OUR HANDS this November 15, 2007 date in Davison Co., Tennessee.

x Thomas N. Plaster
Thomas N Plaster
Sophie G. Plaster
Sophie G. Plaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said state and county, Thomas N. Plaster and Sophie G. Plaster, the within named bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving himself to be the undersigned bargainor), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co. Tennessee, this November 15, 2007 date.

NOTARY PUBLIC

My Commission Expires: 5/14/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

x Thomas N. Plaster
Affiant

Sworn to and subscribed before me, the undersigned, this November 15, 2007 date in Davidson Co., Tennessee.

NOTARY PUBLIC
My Commission Expires: 5/14/2011

EXHIBIT A LEGAL DESCRIPTION

Being lot No. 316 on the Plan on Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County, described as follows:
Beginning on the easterly margin of Sedberry Road at a point in the northern boundary line of Harding Park subdivision, as of record in book 2331, page 120, said Register's Office; thence with said boundary line south, 56 degrees 25 minutes east 175.8 feet to a concrete monument, thence north 35 degrees 15 minutes east 224.6 feet to a concrete monument in the southerly margin of Gun Club Road; thence with **same** westwardly 224 feet to the beginning of a curve; thence around said curve with a radius of 35.3 feet southwestwardly 45.3 feet to the easterly margin of said Sedberry Road, thence with **same southwardly 110.9 feet to the beginning. Being part of the real property conveyed to** the H.G. Hill Realty Company by deed from Horace G. Hill, Jr. dated January 9, 1941, filed January 17, 1941, and recorded in book 1174, page 84, said Register's Office. This conveyance is made subject to a ten-foot utility easement along southerly line of premises, 75-foot building setback from Gun Club Road, and Sedberry Road, and conditions of owners certificate, as shown on plan of record in book 2663, page 109, said Register's Office.