Davidson County DEEDWARR
Recvd: 01/29/08 09:59 3 pgs
Fees:18.00 Taxes:1276.50

20080129-0009016

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of January, 2008, by and between CHARLES J. RESHA III, A MARRIED MAN, hereinafter called Grantor, and WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHARLES J. RESHA III, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as .87 +/- ACRES, ELM HILL PIKE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, it's successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Judy Resha, wife of CHARLES J. RESHA III, the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Charles Resha III

CHARLES J. RESHA III
Signature of Seller

Judy Resha

Judy Resha
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES J. RESHA III, joined by HIS WIFE, JUDY RESHA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2008.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

WACHOVIA BANK, NATIONAL ASSOCIATION
(PID#638876)
ATTN INVOICE PROCESSING
P.O. BOX 36379
Charlotte, N.C. 28236

Property Address:

.87 +/- ACRES, ELM HILL PIKE, NASHVILLE, TN

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 96-13, PARCELS 178 & 214

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$345000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24 day of **January, 2008.**

Notary Public

My Commission Expires: 07-24-2010

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8015

EXHIBIT 'A'

Tract I:

Land in Davidson County, Tennessee, being an Irregular shaped tract of land bounded on the north by Old Elm Hill Pike, on the southwest by New Elm Hill Pike and on the eat by Section 9 of Parrish Commercial Park and being more particularly described as follows:

Beginning at a concrete monument on New Elm Hill Pike at the corner with Section 9 Parrish Commercial Park; thence with a curve to the left with a radius of 994.95 ft. and the northeasterly margin of New Elm Hill Pike 141.88 ft. to a concrete monument; thence with a curve to the right with a radius of 15 ft. 32.85 ft. to a concrete monument; thence with a curve to the right with a radius of 70 ft. 32.09 ft. to a concrete monument; thence with the southerly margin of Old Elm Hill Pike S 76 deg. 55' E 91.2 ft. to a concrete monument; thence N 13 deg. 05' E 13.5 ft. to a concrete monument; thence S 76 deg. 55' E 158.03 ft. to a concrete monument; thence leaving Old Elm Hill Pike S 7 deg. 45' 07" W 18.64 ft. to a concrete monument; thence N 76 deg. 55' W 37.5 ft. to a concrete monument; thence with a curve to the left with a radius of 147.2 ft. 144.69 ft. to a concrete monument; thence S 46 deg. 46' W 11.37 ft. to a concrete monument; thence with a curve to the left with a radius of 25 ft. 39.27 ft. to the point of beginning.

Being the same property conveyed to Charles J. Resha, III by deed from Mark A. Parrish and wife, Jeanne Parrish of record in Book 5230, Page 249, dated September 29, 1977, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Gowda Property, which plan is of record in Plat Book 9700, Page 616, Register's Office for said County, to which reference is hereby made to said plan for a more complete and accurate description of said property.

Being the same property conveyed to Charles J. Resha, III, a married man, by deed from C.K. Hiranya Gowda, M.D. and Saraswathi Devi Gowda, husband and wife, of record in Book 10849, page 521, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 96-13, PARCEL 214.00). (Tract I)

2. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 96-13, PARCEL 178.00). (Tract II)

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4817, page 997, Register's Office for DAVIDSON County, Tennessee. (Tract II)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5139, page 90, Register's Office for DAVIDSON County, Tennessee. (Tract II)

5. All matters as set forth on the Plat of record in Instrument No. 200712190145651, as amended by Surveyor's Certificate of Amendment to the Consolidation Plat "Hendrixson & Resha" Properties, of record in Instrument No. 20080111-0003378, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon (Tracts I and II)

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, between Charles J. Resha and Radley N. Hendrixson, and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument NO. 20071214-0143775, said Register's Office. (Tracts I and II)