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

File No. 20958-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James M. Woodard 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 175 Parcel 146

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MARY LUCILLE KERR, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. WOODARD, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter the Grantee, his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 7 on the Plan of Lot 7, Jackson Business Park, as shown by plan of record in Plat Book 6200, Page 446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mary Lucile Kerr, unmarried, by Deed from Watson's of Nashville, Inc., a Tennessee corporation, of record in Instrument Number 20050902-0105717, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 12966 Old Hickory Blvd., Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and Grantor covenants with the said Grantee that she 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 "A"; and Grantor does further covenant and bind herself, her heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 02/07/08 08:32 4 pgs
Fees:23.00 Taxes:5550.00
20080207-0012618

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5 day of February 2008.

Mary Lucille Kerr

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 Mary Lucille Kerr, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of February 2008.

NOTARY PUBLIC
My Commission Expires:

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Mary Lucille Kerr
Affiant

Subscribed and sworn to before me this 5 day of February 2008.

Notary Public

My commission expires

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of February 2008.

Mary Lucille Kerr

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 Mary Lucille Kerr, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this _____day of February 2008.

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00



Affiant

Subscribed and sworn to before me this
5 day of February 2008.

Notary Public

My commission expires 3/7/2011

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 6200, Page 446, Register's Office for Davidson County, Tennessee.

(c) Declaration of Protective Covenants for Jackson Business Park, of record in Book 6060, Page 449, said Register's Office.

(d) Deed of Easement to the Metropolitan Government of Nashville and Davidson County for public utility and drainage and ingress and egress of record in Book 6109, Page 330, said Register's Office.

(e) Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County for water main and sanitary sewer, of record in Book 6342, Page 631, said Register's Office.

(f) Sign Easement as reserved in Deed of record in Book 7510, Page 206, said Register's Office.

(g) Matters shown on the survey of Lot 7, Jackson Business Park Subdivision, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated November 8, 2007, as Job Number 07261BB.