Davidson County DEEDWARR
Recvd: 02/22/08 08:24 3 pgs
Fees:18.00 Taxes:3700.00

20080222-0017287

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Richland South, LLC	(NAME) Same as new owner	Map & Parcel # 144-4-17.00
(STREET ADDRESS) 409 Hope Avenue	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Franklin, Tennessee 37067	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Estate of Otto Kruse, deceased, by Tim Kruse, Executor,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Richland South, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Otto Kruse and wife, Ruth Kruse, by deed of record in Book 5585, page 411, Register's Office, Davidson County, Tennessee. The said Otto Kruse and wife, Ruth Kruse, having since died, she having predeceased him, and he having died testate, title was vested in the estate with full authority to sell and convey to Tim Kruse, executor of the Estate of Otto Kruse, deceased, under that last will and testament of Otto Kruse, recorded in Instrument #20080219-0015614, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me this the 20th day of February, 2008.

Notary Public

My commission expires: 10-24-10

This is improved property known as 5623 Hillsboro Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whatsoever.

Whenever 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 hand this 20th day of February, 2008.

Estate of Otto Kruse, deceased

Tim Kruse, EXECUTOR

Tim Kruse, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Tim Kruse, Executor of the Estate of Otto Kruse, deceased,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 2008.



My Commission Expires October 24, 2010

Notary Public
My Commission Expires: 10-24-10

EXHIBIT "A"
LEGAL DESCRIPTION

Property located on the West side of Hillsboro Pike in the City of Nashville, Davidson County, Tennessee. Being shown as parcel 17.00 on Davidson County Property Map 144-04, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 14, 2008 and known as Job No. 08-0005, as follows:

BEGINNING at an iron pin found in the westerly right-of-way of Hillsboro Pike at the Northeast corner of the herein-described tract and the Southeast corner of the Norris C. Nielsen etux property of record in Book 4643, Page 690, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with the right-of-way of Hillsboro Pike and a curve right having a radius of 3047.58', a delta of 06°03'21", a chord length of 321.96', said chord having a bearing of S 28°15'55" W and an arc length along said curve of 322.11' to an iron pin found; Thence leaving the right-of-way of Hillsboro Pike with the northerly line of Tract 2 of same survey, N 86°51'06" W – 518.05' to an iron pin found in the easterly line of the Mark A. Holloway etux property of record in Book 11067, Page 151, R.O.D.C., TN. Thence with the easterly line of Holloway, N 03°36'01" E – 50.06' to an iron pin found in the southerly line of the Richard Philpot etux property of record in Book 7158, Page 946, R.O.D.C., TN. Thence with the southerly line of Philpot, S 85°53'21" E – 66.02' to an iron pin found; Thence with the easterly line of Philpot, and the easterly line of the Tucker Curtis etux property of record in Book 9783, Page 888, R.O.D.C., TN. and with the easterly line of the Nancy S. Phipps property of record in Book 10422, Page 427, R.O.D.C., TN., N 04°16'04" E – 427.94' to an iron pin found; Thence with the southerly line of the Norris C. Nielsen etux property, aforementioned, S 69°08'00" E – 608.83' to the POINT OF BEGINNING, containing 4.80 acres, more or less.

EXHIBIT "B"
ENCUMBRANCES

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6391, page 765, Register's Office, Davidson County, Tennessee.
3. Subject to Contract for Sale of Water Taps of record in Book 756, page 498, Register's Office, Davidson County, Tennessee.
4. Subject to flow of stream across subject property.