Davidson County DEEDWARR
Recvd: 08/14/08 11:18 4 pg
Fees:23.00 Taxes:3126.50

20080814-0083745

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
615.259.9222

WARRANTY DEED

****

Address of New Owner as Follows:

Send Tax Bill to:

Map/Parcel Nos.

****

Men of Valor
1420 Donelson Pike
Nashville, TN 37216

Same

map 138 parcel 132

****

FOR AND IN CONSIDERATION of the sum of Eight Hundred Forty Five Thousand Dollars and no/100 ($845,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wm. Barry Wood and Christina Wood (the "Grantors") have bargained and sold and by these presents do transferred and convey to Men of Valor (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See the real estate description attached hereto as Exhibit A and incorporated herein by reference.

NOTE: The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connecting with this transaction.

Possession of Property is October 1, 2008. 2008 taxes to be prorated.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2008 real property taxes, which have been prorated and are assumed by the Grantee.
2. By acceptance of the deed, Grantee acknowledges that he has satisfied himself as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantee acknowledges that the property herein conveyed is being is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.
3. Easement for Right of Way OF RECORD IN Book 7953 page 994 and Book 8070 page 63 Register's Office for Davidson County.
4. Soil Absorption Letter of record in Book 8420 page 734 said Register's Office.
5. Greenbelt Application of record in Book 8943 page 906 and 10418 page 790 said Register's Office and any rollback taxes that might become applicable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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.

IN WITNESS WHEREOF, I have set our hands on this 12th day of August 2008.

Wm. Barry Wood

Christina M. Wood

Christina Wood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **Wm. Barry Wood**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2008.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires 3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **Christina Wood**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2008.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires 3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $845,000.00.

AFFIANT

Sworn to and subscribed before me
this 12th day of August 2008.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires 3-10-2012

LEGAL DESCRIPTION – EXHIBIT A

A TRACT OF LAND LOCATED IN THE THIRTY-THIRD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN, EAST OF MT. JULIET ROAD, ON THE SOUTH MARGIN OF COUCHVILLE PIKE. SAID IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF TIM CASEY'S PROPERTY, AS RECORDED IN DEED BOOK 7320, PAGE 722, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

THENCE LEAVING SAID MARGIN OF COUCHVILLE PIKE, SOUTH 07°47'56" WEST, 201.15 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF SAID CASEY'S PROPERTY, AND A NORTHWEST CORNER OF PROPERTY CONVEYED TO TIMOTHY OWEN CASEY OF RECORD IN INSTRUMENT NO. 20061012-0123086, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE WITH SAID CASEY PROPERTY FOR THE NEXT FIVE (5) CALLS:

1) SOUTH 06°56'15" WEST, 126.63 FEET TO AN IRON PIN;
2) THENCE SOUTH 10°47'16" WEST, 109.99 FEET TO AN IRON PIN;
3) THENCE SOUTH 09°19'02" WEST, 382.67 FEET TO AN IRON PIN;
4) THENCE NORTH 83°49'35" WEST, 93.43 FEET TO AN IRON PIN;
5) THENCE SOUTH 02°35'26" WEST, 375.65 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID CASEY AND A NORTHWEST CORNER OF PROPERTY CONVEYED TO WILLIAM BARRY WOOD AND WIFE, CHRISTINA M. WOOD OF RECORD IN DEED BOOK AND PAGE UNKNOWN;

THENCE SOUTH 82°35'25" EAST, 890.55 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO JEFFERY AND LYNN HIGGINBOTHAM OF RECORD IN INSTRUMENT NO. 20010322-0027739, REGISTER'S OFFICE OF DAVIDSON COUNTY;

THENCE WITH HIGGINBOTHAM'S EASTERLY LINE, NORTH 40°26'07" EAST, 130.27 FEET TO AN IRON PIN;

THENCE CONTINUING WITH SAID EASTERLY LINE, NORTH 07°06'11" EAST, 745.68 FEET TO A PK NAIL IN THE CENTERLINE OF COUCHVILLE PIKE;

THENCE WITH SAID CENTERLINE, SOUTH 82°14'03" EAST, 87.19 FEET TO A PK NAIL IN THE CENTERLINE OF COUCHVILLE PIKE;

THENCE LEAVING SAID CENTERLINE, SOUTH 07°06'11" WEST, 650.84 FEET TO A CONCRETE CORPS MONUMENT, PASSING AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF SAID COUCHVILLE PIKE AT 28.79 FEET;

THENCE WITH SAID CORP PROPERTY, SOUTH 40°26'07" WEST, 1200.84 FEET TO A US CORP MARKER;

THENCE CONTINUING WITH SAID CORP PROPERTY, NORTH 82°35'24" WEST, 333.60 FEET TO A CORPS T-BAR;

THENCE CONTINUING WITH SAID CORP PROPERTY, NORTH 18°19'30" WEST, 659.97 FEET TO A CONCRETE CORPS MONUMENT, SAID MONUMENT BEING THE NORTHWEST CORNER OF SAID WOOD'S PROPERTY AND A NORTH CORNER OF THE UNITED STATES GOVERNMENT CORPS PROPERTY, AS RECORDED IN DEED BOOK 3849, PAGE 449, OF SAID REGISTER'S OFFICE;

THENCE NORTH 72°27'16" WEST, 334.32 FEET TO A CORPS T-BAR;

THENCE NORTH 04°41'52" WEST, 563.97 FEET TO A CONCRETE CORPS MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF SAID CORPS' PROPERTY AND THE SOUTHEAST CORNER OF GEORGE HICKS' PROPERTY, AS RECORDED IN DEED BOOK 9695, PAGE 629, OF SAID REGISTER'S OFFICE;

THENCE NORTH 07°06'22" EAST, 1378.75 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF SAID HICKS' PROPERTY AND IN THE SOUTH LINE OF ANTHONY SCOTT'S PROPERTY, AS RECORDED IN DEED BOOK 8518, PAGE 342, OF SAID REGISTER'S OFFICE;

THENCE PASSING THE NORTHWEST CORNER OF SAID SCOTT'S PROPERTY AND THE SOUTHWEST CORNER OF GEORGE HICKS' PROPERTY, AS RECORDED IN DEED BOOK 4348, PAGE 9, OF SAID REGISTER'S OFFICE, SOUTH 85°37'38" EAST, 121.98 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID HICKS' PROPERTY AND THE NORTHWEST CORNER OF WILLIAM MAFFETT'S PROPERTY, AS RECORDED IN DEED BOOK 8983, PAGE 291, OF SAID REGISTER'S OFFICE;

THENCE SOUTH 05°26'47" EAST, 34.00 FEET TO AN IRON PIN;

THENCE SOUTH 04°10'52" WEST, 40.00 FEET TO AN IRON PIN;

LEGAL DESCRIPTION – EXHIBIT A – CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION – EXHIBIT A – CONTINUATION

THENCE SOUTH 66°04'59" EAST, 303.06 FEET TO AN IRON PIN ALONG SAID MARGIN OF SAID COUCHVILLE PIKE AND ALSO BEING THE NORTHEAST CORNER OF SAID MAFFETT'S PROPERTY;

THENCE ALONG SAID MARGIN, SOUTH 49°59'36" EAST, 153.66 FEET TO AN IRON PIN;

THENCE ALONG SAID MARGIN, SOUTH 50°12'49" EAST, 203.83 FEET TO AN IRON PIN;

THENCE ALONG SAID MARGIN, SOUTH 47°01'49" EAST, 155.18 FEET TO THE POINT OF BEGINNING FOR THIS TRACT, THUS CONTAINING 2,316,970 SQUARE FEET OR 53.190 ACRES, BY SURVEY OF H & H LAND SURVEYING, INC., MICHAEL V. HOLMES, 408 WELSHWOOD DRIVE, NASHVILLE, TENNESSEE 37211, JOB NO. 79-199, DATED MAY 22, 2006.

BEING THE SAME PROPERTY CONVEYED TO WM. BARRY WOOD AND WIFE, CHRISTINA M. WOOD BY DEEDS OF RECORD IN BOOK 7269, PAGE 353, BOOK 8070, PAGE 175, BOOK 10286, PAGE 312, AND DEED OF CORRECTION IN INSTRUMENT NUMBER 20020913-0111559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.