Box 36

*THIS INSTRUMENT PREPARED BY:*
***Douglas A. Brace, Reg. #3485***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*
22897

Davidson County DEEDWARR
Recvd: 09/12/08 13:51 3 pgs
Fees:18.00 Taxes:2312.50
20080912-0093676

*STATE OF TENNESSEE ]*
*COUNTY OF DAVIDSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $625,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2008.*

*Notary Public*

*My commission expires:*

CECILIA M. BENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cecilia M. Benton
My Commission Expires
November 14, 2009
STATE OF TENNESSEE

**Name and Address of New Owner**:

Lewis Investment Company, Inc.
4467 Pecan Valley Road
Nashville, TN 37218

**Send Tax Bills To:**

NEW OWNER

**Street Address of Subject Property:**

5027 Ashland City Highway
Nashville, Tennessee

**Map and Parcel:**

67-30

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WELTON INVESTMENTS, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **LEWIS INVESTMENT**

**COMPANY, INC.,** a Tennessee corporation, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Property located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 30 on Davidson County Property Map 67, and being more particularly described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Old Hickory Boulevard and the northerly right-of-way of the Tennessee Central Railroad; thence, following said right-of-way of Old Hickory Boulevard North 19° 42' 45" East 51.54 feet to a point; thence, South 69° 45' 39" East 5.49 feet to a point; thence, North 19° 42' 45" East 46.16 feet to a point; thence, with a curve to the right having a central angle of 57° 19' 58"; a radius of 90.00 feet, an arc length of 90.06 feet and a chord bearing and length of North 49° 04' 49" East 86.35 feet to a point on the southerly right-of-way of Ashland City Highway (S.R. 12); thence, following said right-of-way of Ashland City Highway North 89° 36' 25" East 527.14 feet to a point; said point being the northwest corner of the property conveyed to Joe Norman Wilkes, et ux, as of record in Deed Book 4637, page 418, Register's Office for Davidson County, Tennessee thence, leaving said Ashland City Highway and following said Wilkes westerly boundary South 08° 02' 54" West 129.54 feet to a point, thence, North 71° 57' 31" West 75.00 feet to an iron rod (old); thence, South 07° 01' 21" West 135.00 feet to a point; thence, North 85° 54' 48" West 70.00 feet to an iron rod (old); thence, South 04° 28' 48" West 29.69 feet to an iron rod (old); thence, North 82° 57' 54" West 69.97 feet to an iron rod (old); thence, South 07° 34' 22" West 93.69 feet to a point on the northerly right-of-way of the Tennessee Central Railroad; thence, following said railroad with a curve to the left having a central angle of 12° 40' 53", a radius of 1901.56 feet, an arc length of 420.87 feet and a chord bearing and length of North 61° 55' 27" West 420.02 feet to the point of beginning, containing 133,810 square feet or 3.07 acres.

Being part of the same property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Welton - B&W Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20051118-0139473 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5027 Ashland City Highway, Nashville, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2008 Metropolitan Nashville/Davidson County property taxes, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the As-Built Survey dated June 21, 2000, as revised August 16, 2000, and September 11, 2000, by Wamble & Associates, PLLC, TN R.L.S. No. 1732.

3. Easements contained in Deed to State of Tennessee of record in Book 9663, page 794, in the Register's Office for Davidson County, Tennessee.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

**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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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.

**WITNESS** its hand this 11th day of September, 2008.

**WELTON INVESTMENTS, LLC**

**BY:** J B Jewell - CM

**John B. Jewell, III, Chief Manager**

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**STATE OF TENNESSEE]**
**COUNTY OF DAVIDSON]**

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John B. Jewell, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of **WELTON INVESTMENTS, LLC**, a Tennessee limited liability company, and that he as Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Chief Manager.

**WITNESS** my hand and seal at Nashville, Tennessee, the day and year first above written.

Bridget B. Ross
**NOTARY PUBLIC**

**My commission expires:** 9-19-2009

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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