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| **This document prepared by (and after recording return to):** | | ) |
| **Name:** | **William Davis, Attorney, PC** | ) |
| **Address:** | **219 Ward Circle, Ste 5** | ) |
| **City, State, Zip:** | **Brentwood, TN, 37027** | ) |
| **Phone:** | **615-369-0039** | ) |
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Davidson County DEEDWARR
Recvd: 10/13/08 09:46 3 pgs
Fees:18.00 Taxes:2312.50

20081013-0102951

**-------Above This Line Reserved For Official Use Only-**

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Camellia Investments, LLC**, hereinafter referred to as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto **George T. Plaster, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 316, Hillwood Estates Section 12, as shown on plat of record in Plat Book 2663, Page 109, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the easterly margin of Sedberry Road at a point in the northern boundary line of Harding Park subdivision, as of record in book 2331, page 120, said Register's Office; thence with said boundary line south, 56 degrees 25 minutes east 175.8 feet to a concrete monument, thence north 35 degrees 15 minutes east 224.6 feet to a concrete monument in the southerly margin of Gun Club Road; thence with same westwardly 224 feet to the beginning of a curve; thence around said curve with a radius of 35.3 feet southwesterly 45.3 feet to the easterly margin of said Sedberry Road, thence with same southwardly 110.9 feet to the beginning.

Being the same property conveyed to Camellia Investments LLC by deed from Thomas N. Plaster and wife, Sophie G. Plaster of record in Instrument 200712040140547 on 11/15/2007 and filed for record on 12/04/2007, Register's Office for DAVIDSON County.

Map & Parcel: 116-13-0-043.00

This property is known as: **5965 Sedberry Rd., Nashville, TN 37205**

This conveyance is:

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 2663, Page 109, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this 9th day of October, 2008.

Camellia Investments, LLC

By: _____
G.M. Shirley, Manager -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G.M Shirley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Camellia Investments, LLC, a limited liability company, and is authorized by the Company to execute this instrument on behalf of the Company.

WITNESS my hand and official seal this 9th day of October, 2008.

_____
NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

My Commission Expires:

_____

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| George T. Plaster | New Owner |
| 5965 Sedberry Drive | |
| Nashville, TN 37205 | |

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$625,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 7th day of October, 2008.

x George T. Plaster
Affiant

George T. Plaster
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

Notary Public

My commission expires

W Davis
Type or Print Name