NEW OWNER:

Joel Wingard
1645 Boxwood Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

172-03-0A 122.0

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 12/22/08 12:46 3 pgs
Fees:18.00 Taxes:776.32
20081222-0121884

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Nine Thousand Eight Hundred Seventeen & 00/100 Dollars ($209,817.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONES LANDS-L, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOEL WINGARD**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 17 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Jones Lands-L, LLC, by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated December 8, 2008, and of record in Instrument No. 20081222-0121849 Register's Office for Davidson, Tennessee, with further reference to Instrument No. 20070824-0101849, Register's Office for Davidson County, Tennessee.
>
> Property Address: Lot No. 17, The Woodlands Subdivision,
> Phase Four, Section 1-B
> Lot 17: 1645 Boxwood Drive, Nashville, TN
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants and binds himself and his successors to warrant specially and forever defend the title to the said real estate to GRANTEE, his successors and assigns, against the

lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

The property is conveyed "AS IS" and Grantor makes no warranty to Grantee with respect to the condition of the property herein conveyed.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

WITNESS MY SIGNATURE hereto this 19th day of December, 2008.

JONES LANDS-L, LLC

BY: M. DALE McCULLOCH, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **M. Dale McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Chief Manager** of **Jones Lands-L, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 19th day of December, 2008.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC

My commission expires: 10/16/11

****

The actual consideration or value, whichever is greater, for this transfer is **$ 209,817.00.**

AFFIANT

Sworn to and subscribed to before me this the 19 day of December, 2008.

NOTARY PUBLIC

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My commission expires: 7-31-11

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

