This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
C2 Construction, LLC
301 S. Perimeter Park Dr., Ste 100
Nashville, Tennessee 37211-4128

SEND TAX BILL TO:
Owner

MORTGAGEE:
MidSouth Bank
P. O. Box 7100
Murfreesboro, TN 37133-7100

MAP 156-10
GROUP
PARCEL 3.00

Davidson County DEEDWARR
Recvd: 02/04/09 08:25 2 pgs
Fees:13.00 Taxes:37.00
20090204-0009402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Margaret Ruth Lipscomb Smith and Walter Ratterman, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **C2 Construction, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 1, Harpeth River Estates, of record in Plat Book 4460, page 188, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to William U. Smith and Walter Ratterman by deed from Reese L. Smith, Jr. and wife, Marcella V. Smith of record in Book 4608, page 854, Register's Office for Davidson County, Tennessee; and, in which Margaret Ruth Lipscomb Smith being the surviving spouse, the said William U. Smith, Sr. having since died and being the same property that the said William U. Smith, Sr. directed to be administered as part of his Last Will and Testament, the original of which is on file in the Probate Section of the Circuit Court Clerks Office, Nashville, Davidson County, Tennessee, Docket No. 06P-1750.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **unimproved** property known as **7909 Highway 100, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. 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 our hands this the **15th** day of **January, 2009.**

Margaret Ruth Lipscomb Smith

Walter Ratterman, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret Ruth Lipscomb Smith and Walter Ratterman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $10,000.00

Scott Allen, Chief Manager Member
AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.