THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22087-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wellington Investment Holding LLC 1809 Graybar Lane Nashville, TN 37215	New Owner	Map 118-11 Parcel 053

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 of which is hereby acknowledged, the undersigned, RANDY LYNN SCRUGGS AND WIFE SANDRA DIANE SCRUGGS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WELLINGTON INVESTMENT HOLDING LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 33, Block "C" on the Map of Berry Hills Gardens Subdivision, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 78.5 feet on the west side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

BEING the same property conveyed to Randy Lynn Scruggs and wife Sandra Diane Scruggs by Deed from A.H. Postell and wife, Marian Postell, of record in Book 7396, Page 644, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2821 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors 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 except as set forth on the attached Exhibit "A"; 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, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090047464 DEEDWARR
Recvd: 07/15/09 08:48 3 pgs
Fees:18.00 Taxes:1165.50
20090715-0066066

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of July 2009.

Randy Lynn Scruggs

Sandra Diane Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Lynn Scruggs and Sandra Diane Scruggs, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of July 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me this 14 day of July 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

(c) Month-to-Month verbal lease agreement between Grantor and David J. McLachlan. Said agreement having been assigned to Grantee.