File #22177-7
Box 14-A

BILL GARRETT, Davidson County
Trans:T20090079292 DEEDWARR
Recvd: 11/23/09 08:41 4 pgs
Fees:23.00 Taxes:4255.00
20091123-0107150

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
G and G Development 523 Thompson Lane Nashville, TN 37211	New Owner	Map 119-09 Parcels 224, 225, 216

LIMITED 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, **WGT V, LLC**, an Indiana limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **G and G Development**, a Tennessee general partnership composed of Gary M. Broadrick and Glenn H. Alexander, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

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 Grantor covenants 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 except as set forth on the attached Exhibit "B"; 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 said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this ~~19th~~ 18th day of November, 2009.

WGT V, LLC

By: _____
Jerry W. Throgmartin, Manager

STATE OF INDIANA
COUNTY OF ~~[redacted]~~ MARION

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jerry W. Throgmartin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of WGT V, LLC, an Indiana limited liability company, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said limited liability company.

WITNESS my hand and official seal at Indianapolis, Indiana this ~~19th~~ 18th day of November, 2009.

Mary Branigan
Notary Public
My Commission Expires: ~~[redacted]~~ 6/15/2016

MARY BRANIGAN NOTARY SEAL PUBLIC STATE OF INDIANA

STATE OF ~~[redacted]~~ INDIANA
COUNTY OF ~~[redacted]~~ MARION

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me this
~~19th~~ 18th day of November, 2009.

Mary Branigan
Notary Public
My Commission Expires: 6/15/2016

MARY BRANIGAN NOTARY SEAL PUBLIC STATE OF INDIANA

Exhibit "A"
Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of an Addition to and Revision of Certain Lots of the H. G. McNabb Subdivision, of record in Book 1130, Page 79 in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 2917 Harlin Drive, Nashville, Tennessee 37211.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of an Addition to and Revision of Certain Lots of the H. G. McNabb Subdivision, of record in Book 1130, Page 79 in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 2919 Harlin Drive, Nashville, Tennessee 37211.

Tract 3:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, a short distance West of the Nolensville Pike on the South side of the Thompson Lane, being part of the W. H. Hagan lands, a plan of which is of record in Minute Book K, Page 112, County Clerk for said county, described as follows:

Beginning at a stone 60 feet West of a rock wall, which runs North and South, in the South margin of said Thompson Lane, running thence East with said lane, 210 feet; thence South parallel with said rock wall 250 feet; thence West parallel with said Thompson Lane 210 feet; thence North parallel to said rock wall 250 feet to the beginning.

INCLUDED IN, BUT EXCLUDED FROM the above tract of land is a portion of property conveyed to the State of Tennessee in Book 6249, Page 244, as follows:

BEGINNING at the point of intersection of the East margin of Robert E. Walker, et ux and the South margin of Thompson Lane; thence with the said South margin with a slight curve right and Eastwardly 211 feet, more or less, to a point; thence with the West boundary of Herndon & Merry, Inc. South 6 degrees 19 minutes 41 seconds West 3.5 feet, more or less, to a point; thence with the proposed right of way North 84 degrees 49 minutes 42 seconds West 210.0 feet to a point; thence with the said East boundary North 6 degrees 19 minutes 41 seconds East 1.5 feet, more or less, to the point of beginning and containing 557 square feet and being part of the property conveyed by Copeland S. Baker and wife, Elizabeth T. Baker, of record in Book 4570, Page 623 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to the State of Tennessee, by deed from Seldon C. Collins, of record in Book 6249, Page 244 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 523 Thompson Lane, Nashville, Tennessee 37211.

Being the same property conveyed to WGT Limited Partnership, an Indiana limited partnership, by deed from W. G. Throgmartin and wife, Betty Jo Throgmartin, of record in Instrument No. 20010810-0086300 and further conveyed to WGT V, LLC, an Indiana limited liability company, by Quitclaim Deed of record in Instrument No. 20040319-0031673 in the Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. Taxes for the year 2010 and subsequent years, not yet due and payable. Map 119-09, Parcel 224; Map 119-09, Parcel 225; Map 119-09, Parcel 216

2. All matters shown on the Plan of record in Book 1130, Page 79, as to Tracts 1 and 2, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Property Survey dated October 22, 2009, prepared by Patrick S. Coode, Tennessee RLS No. 855.

4. Sanitary Sewers and/or Storm Drainage Easement, Book 4100, Page 438 as to Tract 1, and Book 4100, Page 446 as to Tract 2, and Book 4100, Page 442 as to Tract 3, said Register's Office.

5. Easement for gas main to Nashville Gas and Heating Company in Book 1452, Page 405 as to Tracts 1 and 2, said Register's Office.

6. Easement for the widening of Thompson Lane referred to in the deed of record in Book 4570, Page 623 as to Tract 3, said Register's Office.

7. Restrictive Covenants contained in instrument of record in Book 1333, Page 387 as to Tracts 1 and 2, said Register's Office.