Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100028608 DEEDWARR
Recvd: 05/12/10 13:15 4 pgs
Fees:23.00 Taxes:888.00
20100512-0036583

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2010.

Notary Public
My commission expires:

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

06-1004-73901

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Campbell and Campbell, LLC – Mimms, LLC | | 101-00-0-202.00 (Tract 1) |
| 1900 Warner Street | NEW OWNERS | 101-00-0-005.00 (Tract 2) |
| Nashville TN 37209 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mildred C. Counter, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Campbell and Campbell, LLC and Mimms, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

**SEE ATTACHED EXHIBITS "A", AS TO TRACT 1 AND "B" AS TO TRACT II.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

MC

Sears E. Counter, Jr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 101-000-202.00 & 101.000.5, River Rd Pk., Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 11th day of May, 2010.

Mildred C. Counter

**Mildred C. Counter**

Sears E. Counter, Jr.

**Sears E. Counter, Jr.**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mildred C. Counter and Sears E. Counter, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of May, 2010.

Notary Public

KATHERINE A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires: 1-17-12

## EXHIBIT "A" – LEGAL DESCRIPTION (Tract 1)

TRACT I:
Land located in the 35th Council Manic District of Davidson County, Tennessee on the northerly margin of River Road Pike, and bounded on the West by Stanfill, on the North by Tract 4, on the East by Tract No. 2 and described herein as Tract 3 according to a Boundary Survey by Kenneth W. Morton dated 3-11-2006 with said survey recorded as Document/Instrument Number 20071017-0122906 and the land described as follows:

BEGINNING at an iron rod in the northerly margin of River Road Pike, said point being the southeast corner of Barbara Stanfill (Book 4911, Page 15 R.O.D.C., TN) and the southwest corner of the herein described tract; thence leaving said road with a fence line N. 10° 23' 25" W. 311.37' to a point in fence; thence N. 18° 5' 33" W. 386.07' to a point in fence; thence N. 48° 12' 33" W. 147.45' to a point in fence; thence N. 49° 27' 04" W. 154.46' to an iron rod (new) at a fence corner; thence continuing with the northerly line of Stanfill S. 56° 40' 51" W. 425.00' to a point, said point being the southeast corner of Floyd C. Barnes, Trust (Instrument #20030108-0003396 R.O.D.C., TN); thence the East line of Barnes N. 23° 07' 24" W. 1815.00' to a point, and a common corner with Marie Sudekum Woolwine, Trust (Book 10657, Page 288 R.O.D.C., TN); thence with Tract No. 4 S. 64° 41' 54" E. 732.08' to an old utility pole; thence S. 40° 3 1' 44" B. 185.62' to an iron rod (new); thence N. 48° 03' 54" E. 50.00' to an iron rod (new), the northwest corner of Tract No. 2: thence S. 19° 17' 51" E. 1015.29' to an iron rod (new); thence S. 49° 20' 49" E. 558.00' to an iron rod (new); thence N. 87° 59' 46" E. 335.00' to an iron rod (new); thence S. 01 48°44" E. 495.00' to an iron rod (old) in the northerly margin of River Road Pike, said point being the southwest corner of Tract No. 2 and the southeast corner of the herein described tract; thence with the margin of said road and a curve to the left having a radius of 757.26', an arc length of 126.73', a chord bearing of S. 83° 26' 28" W. and a chord length of 126.58' to a point; thence S. 78° 28' 21" W. 337.70' to the point of BEGINNING.

For informational purposes only: prior deed references subject property to contain 25.89 acres.

Together with a 20' ingress-egress easement to River Road Pike, and described as follows:

BEGINNING at a point in the northerly margin of River Road Pike, said point being located S. 76° 16' 33" W. 55.00' from the southeast corner of Barbara Stanfill (Book 4911, Page 15 R.O.D.C., TN); thence with an existing road bed in a north northwesterly direction 1000.00' more or less to the northerly line of Stanfill and the terminus of said easement.

Being part of the same property conveyed to Alfred O'Brien and wife, Margaret V. O'Brien by deed from B. L. Snoody and wife, Lillian J. Snoody, dated November 19, 1949, recorded November 29, 1949, of record in Book 1780, Page 83, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Alfred O'Brien and wife, Margaret V. O'Brien by deed from Clayton Oliver DeMoss and wife, Irene DeMoss, dated January 30, 1954, recorded February 1, 1954, of record in Book 2246, Page 441, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Alfred O'Brien and wife, Margaret V. O'Brien by deed from Irene DeMoss, an unmarried woman, dated January 29, 1964, recorded February 7, 1964, of record in Book 3677, Page 551, Register's Office for Davidson County, Tennessee. The said Alfred O'Brien having since died on July 23, 1972. Margaret Virginia O'Brien subsequently died on August 13, 2005 testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 05P-1435 devised subject property to Mildred Charlene Counter and Virginia Carol Smith.

Further being the same property conveyed to Mildred C. Counter by deed from Mildred C. Counter (being the same person as Mildred Charline Counter) and Virginia C. Smith (being the same person as Virginia Carol Smith, Co-Personal Representatives for the Estate of Margaret V. O'Brien, dated October 2, 2007, recorded October 29, 2007, of record in Instrument No. 20071029-0127308, Register's Office for Davidson County, Tennessee.

## EXHIBIT "B" – LEGAL DESCRIPTION (Tract II)

TRACT II:
Land located in the 35th Council Manic District of Davidson County, Tennessee on the northerly margin of River Road Pike, and bounded on the South by Tract No. 2, on the East by Gainier, on the North by Woolwine and Perkerson and on the West by Tract No. 3 and Barnes, and described herein as Tract No. 4 according to a Boundary Survey by Kenneth W. Morton dated 3-11-2006 with said survey recorded as Document/Instrument Number 20071017-0122906 and the land described as follows:

BEGINNING at an iron rod (new) the southwest corner of the herein described tract and a common corner with Tract No. 3; thence with the easterly line of Tract No. 3 N. 40° 31' 44" W. 185.62' to an old utility pole; thence N. 64° 41' 54" W. 732.08' to a point in the easterly line of Lloyd Barnes (Instrument No. 20030108-0003396 R.O.D.C., TN) and Mary Sudekum Woolwine, (Book 10657, Page 288 R.O.D.C., TN); thence N 42° 57' 38" W. 325.16' to a fence corner tree on the easterly side of a branch, said point being the northwest corner of the herein described tract; thence crossing said branch and a road with the southerly line of Woolwine N. 63° 26' 29" E. 1988.00' to a 48" oak tree, said point being a common corner with Woolwine and Albert N. Gainier and Mary McGraft, (Instrument No. 20040602-0064458 R.O.D.C., TN); thence with Gainier and a fence S. 87° 10' 14" E. 247.00' to an iron rod (new) in fence; thence N. 72° 14' 27" E 258.00' to a fence corner tree near the top of Bluff; thence with said fence and the westerly line of Gainier S. 17° 58' 40" E. 473.00' to an iron rod (new) at a fence intersection; said point being the southeast corner of the herein described tract; thence with the northerly lines of Tract No. 2 S. 44° 014' 17" W. 1087.79' to an iron rod (old); thence S. 70° 53' 52" W. 324.22' to an iron rod (new); thence S. 48° 03' 54" W. 466.84' to the point of BEGINNING.

For informational purposes only: prior deed references subject property to contain 43.63 acres.

Together with a 20' ingress-egress easement to River Road Pike, and described as follows:

BEGINNING at a point in the center of a road bed, said point being N. 63° 26' 29" E. 48.00' from the northwest corner of the above described Tract; thence with the center of said road and easement the following two calls: thence N. 46° 22' 34" W. 388.00' to a point; thence N. 77° 22' 49" W. 453.00' to the margin of River Road Pike and the terminus of said easement.

Being part of the same property conveyed to Alfred O'Brien and wife, Margaret Virginia O'Brien by deed from B. L. Snoody and wife, Lillian J. Snoody, dated November 19, 1949, recorded November 29, 1949, of record in Book 1780, Page 83, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Alfred O'Brien and wife, Margaret Virginia O'Brien by deed from Clayton O. DeMoss and wife, Irene DeMoss, dated January 30, 1954, recorded February 11, 1954, of record in Book 2246, Page 441, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Alfred O'Brien and wife, Margaret B. O'Brien by deed from Irene DeMoss, an unmarried woman, dated January 29, 1964, recorded February 17, 1964, of record in Book 3677, Page 551, Register's Office for Davidson County, Tennessee. The said Alfred O'Brien having since died. Margaret Virginia O'Brien subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 05P-1435 devised subject property to Mildred C. Counter and Virginia C. Smith.

Further being the same property conveyed to Mildred C. Counter by deed from Mildred C. Counter (being the same person as Mildred Charline Counter) and Virginia C. Smith (being the same person as Virginia Carol Smith, Co-Personal Representatives for the Estate of Margaret V. O'Brien, dated October 2, 2007, recorded October 29, 2007, of record in Instrument No. 20071029-0127309, Register's Office for Davidson County, Tennessee.