THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2010

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 6-2-2013

Name and Address of New Owner:

WaterDog, LLC
1534 Rosella Court
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100081262 DEEDWARR
Recvd: 12/28/10 10:52 4 pgs
Fees:23.00 Taxes:592.00
20101228-0102663

Send Tax Bills To:

New Owner

Street Address of Subject Property:

6039 Dana Way
Antioch, TN 37013

Map and Parcel:

174-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **WaterDog, LLC, a Tennessee Limited Liability Company**, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the southeast portion of Nashville, Davidson County, Tennessee, being Lot 2 on the Plat of the Resub of Lot 3, The Crossings at Hickory Hollow, Phase III, recorded in Plat Book 9700, page 707, in the Register's Office of Davidson County, Tennessee (RODC, TN) bounded on the west by Open Space, on the south by Lot 1 of said Plat of The Resub of Lot 3, The Crossings at Hickory Hollow, Phase III, on the north by the Plat of American General Realty Investment Corp., recorded in Plat Book 9700, page 392, RODC, TN, and Lot 2 of The Crossings at Hickory Hollow, Phase III, recorded in Plat Book 9700, page 586, RODC, TN, and on the southeast by Crossing Ridge Drive Right-of-Way (ROW), described as follows:

POINT OF BEGINNING, being a point on the western ROW of said Crossing Ridge Drive; Thence, leaving said ROW and along the northern boundary of said Lot 1 of said Plat of The Resub of Lot 3, The Crossings at Hickory Hollow, Phase III, North 04° 12' 04" West 149.74 feet to a point; Thence, North 36° 25' 04" West 130.71 feet to a point; Thence, along the eastern boundary of said Open Space North 51° 11' 07" East 155.71 feet to point; Thence, along the southern boundary of said Plat of American General Realty Investment Corp. South 60° 30' 25" East 290.76 feet to a found Iron Rod; Thence, along the southwestern boundary of said Lot 2 of The Crossings at Hickory Hollow, Phase III, South 14° 21' 41" East 134.23 feet to a point on said northern ROW of Crossing Ridge Road, being on a curve to the left; Thence, along said curve having a Radius of 60.00 feet, a Arc Length of 72.36 feet, a Delta of 69° 05' 41" and a Chord Bearing and Distance of South 65°29' 34" West 68.05 feet to a point on a curve to the right; Thence, continuing along said ROW and curve having a Radius of 30.00 feet, a Arc Length of 24.76 feet, a Delta Angle of 47° 16' 47" and a Chord Bearing and Distance of South 54° 35' 07" West 24.06 feet to a point; Thence, South 78° 13' 31" West 51.58 feet to a point on a curve to the right; Thence, along said curve having a Radius of 1428.79 feet, a Arc Length of 189.08 feet, a Delta Angle of 07° 34' 56" and a Chord Bearing and Distance of South 82° 00' 59" West 188.94 feet to the POINT OF BEGINNING.

Being the same property conveyed to Tenn. Contractors, Inc, a Tennessee corporation, by Quitclaim Deed from Shamrock Disposal, Inc., a Tennessee corporation, of record as Instrument No. 20091103-0101581 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6039 Dana Way, Antioch, Davidson County, Tennessee 37013.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County City Taxes for the year 2010, which have been prorated by the parties and paid by Grantor; 2011 and subsequent taxes are assumed by the Grantee.
2. Matters shown on Plan of record in Book 9700, page 707, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 7963, page 145, re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, and Book 9730, page 957, in said Register's Office.
4. Infrastructure Funding Agreement of record in Book 7963, page 165, in said Register's Office.
5. Matters shown on plan of record in Book 11700, page 58, in said Register's Office.
6. Easement Agreement by and between American General Realty Investment Corporation, and Beck/Amley Worldparts Corp. of record in Book 10728, page 219, in said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant 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, unless otherwise herein set out; 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 Grantee, 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 its hand this 21st day of December, 2010.

TENN. CONTRACTORS, INC.

BY: _____

John D. Ring, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, John D. Ring, President, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of TENN. CONTRACTORS, INC., a Tennessee corporation, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

Marcy L Eibel
NOTARY PUBLIC

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9-29-14

THIS INSTRUMENT PREPARED BY DOUGLAS A. BRACE, ATTORNEY, 200 FOURTH AVENUE NORTH, NASHVILLE, TENNESSEE UPON INFORMATION FURNISHED BY THE PARTIES.

F:\rubye\Tenn Contractors Dana Way\wd.doc