BILL GARRETT, Davidson County
Trans:T20110050272 DEEDWARR
Recvd: 08/16/11 12:26 3 pgs
Fees:18.00 Taxes:1813.00
20110816-0063163

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Whitcomb Family Limited Partnership 217 Blanton Avenue Nashville, TN 37210	SAME	Map 106-10, Parcel 15

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, William Buckland (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Whitcomb Family Limited Partnership, a Tennessee limited partnership ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Nashville, Davidson County, Tennessee, described as follows:

BEING Lot No. 1 on the resubdivision of Sain Industrial Park, Lot No. 1, as of record in Plat Book 5210, page 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Buckland & Wilde Real Estate, a Tennessee general partnership composed of William Buckland and James Wilde by deed from John L. Van Cleave, Trustee, of record in Book 5889, page 170, Register's Office for Davidson County, Tennessee, the said Buckland & Wilde Read Estate, a Tennessee general partnership having since quitclaimed to William Buckland an undivided ¾ interest and James L. Wilde an undivided ¼ interest as tenants in common by quitclaim deed of record in Book 6233, page 639, said Register's Office, the said James L. Wilde having since quitclaimed his undivided ¼ interest to William Buckland by quitclaim deed of record in Book 6233, page 641, said Register's Office.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except for easements, charges, restrictions, and covenants of record, and the following:

(1) Taxes or special assessments which are not shown as existing liens by public records.

(2) Any encroachments, encumbrances, violation, variation or adverse circumstance affecting title to the Property that would be disclosed by an accurate and complete land survey of the Property.

(3) Easements or claims of easements not shown by public records.

(4) Taxes for the year 2011, a lien not yet due and payable.

(5) Subject to all matters shown on the Plan of record in Plat Book 5210, page 328, in the Register's Office for Davidson County, Tennessee.

(6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, page 398, in the Register's Office for Davidson County, Tennessee.

(7) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 5375, page 303, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 217 Blanton Avenue, Nashville, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 29th day of July, 2011.

William Buckland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, William Buckland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25th day of July, 2011.

Notary Public

My Commission Expires: _____

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Sworn to and subscribed before me this 29th day of July, 2011.

Notary Public

My Commission Expires: _____

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014