NEW OWNER:

THE WISE GROUP, INC.
321 BOURNEMOUTH LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #08600024900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 11-0507

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110051734 DEEDWARR
Recvd: 08/23/11 08:44 3 pgs
Fees:18.00 Taxes:1693.70
20110823-0064986

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty-Seven Thousand Seven Hundred Fifty-Five and 75/100 Dollars ($457,755.75)** cash in hand paid, the receipt of which is hereby acknowledged, **INDIA 3, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THE WISE GROUP, INC., a Tennessee corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Tract No. 7 on the Plan of Isabelle Ewin Property, as of record in Minute Book 4, Page 163, Division III of Chancery Court, Office of the Clerk and Master for Davidson County, Tennessee.

Said Tract 7 fronts 255.85 feet on the east side of Tulip Grove Road and extends back 991.46 feet on the north line and 981.76 feet on the south line to a rear line of 251.03 feet.

Being the same property conveyed to **India 3, LLC, a Tennessee limited liability company,** by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee, dated October 2, 2009, and recorded in Instrument No. **20091015-0095545**, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as 0 TULIP GROVE ROAD/MYRA DRIVE, HERMITAGE CREEK SUBDIVISION, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Minute Book 4, Page 163, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be assumed and paid by the Grantee herein.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of August, 2011.

INDIA 3, LLC

By: _____

MARK KOESTER, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK KOESTER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **AUTHORIZED AGENT** of **INDIA 3, LLC**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th day of August, 2011.

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: 10/12/11

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The actual consideration or value, whichever is greater, for this transfer is **$457,755.75** .

Alan R. Wise

AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2011.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires: 10/16/11