Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Fred Hegwood, III	SAME	Map & Parcel
6933 Scarlett Ridge Drive		16300012800
Brentwood, TN 37027		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Howard Lee Spain, Jr. (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Fred Hegwood, III (** single **)**, his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a parcel of land in Nashville, First Civil District of 29th Councilmanic District, Davidson County, Tennessee, located generally in the northwest quadrant of the intersection of Zelida Avenue and Hamilton Church Road, said parcel being a portion of Lot 3 of the Hickory Highlands Master Plat, as of record in Book 6900, page 562, Register's Office for said County, and being more particularly described as follows:

Being at a point in the westerly right-of-way line of Hamilton Church Road, said point being located N 01 deg. 41' 44" E, 389.98 feet from the northerly terminus of the curve return to Zelida Avenue and Hamilton Church Road; thence leaving said right-of-way of Hamilton Church Road with a severance line, the following calls: N 88 deg. 18' 16" W, 105.08 feet to a point; N 41 deg. 21' 42" W, 556.92 feet to a point in the easterly property line of Southeast Acquisitions, as of record in Book 8105, page 356, Register's Office of said County; thence with said easterly line of Southeast Acquisitions, the following calls: N 45 deg. 58' 31" E, 41.60 feet to a set iron pin, N 38 deg. 54' 33" E, 127.31 feet to a set iron pin; thence leaving said easterly property line of Southeast Acquisitions and following the easterly property line of CM Property Management, of record in Book 8455, page 381, Register's Office for said County, n 44 deg. 31' 50" E, 664.32 feet to a set iron pin, thence S 02 deg. 28' 26" W, 273.66 feet to a set iron pin in the westerly property line of Commerce Union Bank, of record in Book 6654, page 905, Register's Office for said County, said pin also being a point in the westerly right-of-way of Hamilton Church Road; thence with said right-of-way line along a curve to the left 373.00 feet to a set iron pin, said curve having a central angle of 21 deg. 22' 16", a radius of 1,000.00 feet, a tangent of 188.69 feet and a chord of S 12 deg. 22' 52" W, 370.84 feet; thence continuing with said right-of-way line, S 01 deg. 41' 44" W, 387.59 feet to the point of beginning, and containing 278,771 square feet or 6.40 acres more or less.

Said property is also known as Lot 2, on the plan of Hickory Manor Apartments of record in Book 9700, page 103, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110063563 DEEDWARR
Recvd: 10/12/11 08:32 3 pgs
Fees:18.00 Taxes:425.50
20111012-0079115

BEING a portion of the same property conveyed to Howard Lee Spain, Jr. by deed from Pinnacle National Bank of record in Instrument Number 20100929-0077439, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Being a certain Tract or Parcel of land lying and being in the 1st Civil District, 29th Councilmanic District of Davidson County, Tennessee, being a portion of the Howard Lee Spain, Jr. property, as recorded in Instrument #20100929.0077439, in the Register's Office of Davidson County, Tennessee, Tax Map 136, Parcel 012800, and is more particularly described as follows:

Beginning at a Set Iron Pin on the West Right-of-way of Hamilton Church road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, page 728, Plat Book 9700, page 103, R.O.D.C., Tax Map 163, Parcel 036500, and also being the Southeast corner of the herein described property; thence along the North property line of the afore said Hickory Manor Apartments, Lot 1, N 88 deg. 18' 16" W, 105.08 feet to a Punch Mark in the existing sidewalk; thence following the common line of Lot 1 and Lot 2, Plat Book 9700, page 103, R.O.D.C.,, N 41 deg. 21' 42" W, 21.74 feet to a set iron pin; thence leaving said common line on a new line severing hte aforesaid Hickory Manor, Ltd. Property, N 59 deg. 37' 28" E, 44.63 feet to a set iron pin; thence S 82 deg. 32' 27" E, 82.53 feet to a set iron pin in the west right-of-way of Hamilton Church Road; thence along said Right-of-way S 01 deg. 41' 44" W, 31.29 feet to a set iron pin, said pin being the Point of Beginning, containing 0.09 acres or 3840.55 square feet, more or less.

Also excepted from this conveyance is the following

Easement for Overhead Electric:
Commencing at a set iron point on the west right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number. 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 28, Plat Book 9700, page 103, R.O.D.C., Tax Map 163, Parcel 036500; thence along said right-of-way of Hamilton Church Road, N 01 deg. 41' 44" E, 31.29 feet to a set iron pin; thence, leaving said right-of-way, N 82 deg. 32' 27" W, 66.51 feet to the centerline of a 20 foot wide easement, and Point of Beginning; thence n 33 deg. 20' 52" E, 126.10 feet along the said centerline of a 20 foot wide easement for Overhead Electric, to the west right-of-way of Hamilton Church Road. Said Overhead Electric Easement being 10 feet in width, along either side of the herein described centerline, for a total width of 20 feet.

BEING the same land and overhead easement conveyed to Hickory Manor Ltd., L.P. by Instrument No. 20110419-0030149, said Register's Office.

BEING a portion of the same property conveyed to Howard Lee Spain, Jr. by deed from Pinnacle National Bank of record in Instrument Number 20100929-0077439, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 2920 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2011 real property taxes, which taxes are being prorated between parties, the grantee giving unto the grantor his proportionate share, and the grantor assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 4th day of October, 2011.

Howard Lee Spain, Jr.

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Howard Lee Spain, Jr., the bargainor(s) with whom I am personally acquainted and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 4th day of October, 2011.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6-17-2013

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 4th day of October, 2011.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6-17-2013