This Instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345 File#2011-169
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) WW Rowland Investment Company	(NAME) Same as new owner	Map & Parcel # 09400007700
(STREET ADDRESS) PO Box 24085	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Houston Texas 77229	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Meljen, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **WW Rowland Investment Company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Meljen, LLC, a Tennessee limited liability company, by deed of record in Book 11286, page 62, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $525,000.00.

Subscribed and sworn to before me this the 29th day of December, 2011.

Affiant

My commission expires: 10-25-14

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-14

This is improved property known as 1415 Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 27 day of December 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Meljen, LLC, a Tennessee limited liability company

By: _____
Blake Smith, Member

By: _____
Randy Wolcott, Member

BILL GARRETT, Davidson County
Trans: T20110082270 DEEDWARR
Recvd: 12/29/11 08:21 3 pgs
Fees: 18.00 Taxes: 1942.50

20111229-0101567

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public, in and for said County and State, **Blake Smith and Randy Wolcott,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Members of the 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 official seal at Nashville, Tennessee, this 27 day of December, 2011.

Venus Dee Campbell
Notary Public
My Commission Expires: March 10, 2012

VENUS DEE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 10, 2012

Encumbrances:

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Agreement for Tap to Sewage Pumping Station of record in Book 4721, page 677, Register's Office, Davidson County, Tennessee.
3. Subject to Agreement for Sanitary Sewer and/or Storm Drainage, Watermains, Pumps and Appurtenances of record in Instrument #20051114-0137124, Register's Office, Davidson County, Tennessee.
4. Subject to Stormwater Facility Agreement of record in Instrument #20051114-013722, Register's Office, Davidson County, Tennessee.
5. Subject to Grant of Gas Service Line or Fuel Line Easement of record in Book 5715, page 399, Register's Office, Davidson County, Tennessee.
6. Subject to Easements for Sanitary Sewer and/or Storm Drainage of record in Book 5457, page 827, and in Book 4700, page 809, Register's Office, Davidson County, Tennessee.
7. Subject to all matters shown on survey by Dale & Associates dated 10/19/1998 Rev. 12/4/1998, Job No. 96128, including Spring Branch along southerly lot line and power lines and asphalt pavement over northerly lot lines.
8. Subject to rights of upper and lower riparian owners to the free and unobstructed flow of water of Spring Branch forming the southerly boundary of subject land, without diminution or pollution.
9. Consequences of past or future change in location of Spring Branch, which forms the southerly boundary of the subject land, or any dispute arising over the location of the old bed of Spring Branch, or any variance between the southerly boundary of said land as described in Schedule A and the southerly boundary thereof as now used and occupied.

Exhibit "A"
Legal Description

BEGINNING at an iron rod situated in the southerly margin of Lebanon Pike, said point being the northwest corner of the Margie Lee Hunter property of record in Book 3910, Page 461, R. O. D. C., TN;

Thence, leaving said road, S 06 deg. 19' 07" E, a distance of 151.48 feet to an iron rod;

Thence, S 01 deg. 46' 12" E, a distance of 279.88 feet to an iron rod;

Thence S 61 deg. 06' 51" E, a distance of 55.00 feet to an iron rod;

Thence, S 01 deg. 27' 35" W, a distance of 260.53 feet to an iron rod;

Thence, S 07 deg. 10' 29" W, a distance of 214.00 feet to a point in the centerline of a spring branch;

Thence, along said branch, S 61 deg. 16' 22" W, a distance of 67.26 feet to a point;

Thence, along said branch, S 59 deg. 15' 35" W, a distance of 28.60 feet to a point;

Thence, along said branch, N 86 deg. 54' 13" W, a distance of 43.83 feet to a point;

Thence, along said branch, S 45 deg. 13' 19" W, a distance of 24.80 feet to a point;

Thence, along said branch, N 84 deg. 07' 47" W, a distance of 44.40 feet to a point;

Thence, along said branch, N 42 deg. 48' 42" W, a distance of 28.78 feet to a point;

Thence, along said branch, S 53 deg. 16' 59" W, a distance of 44.40 feet to a point;

Thence, along said branch, S 85 deg. 52' 30" W, a distance of 28.78 feet to a point;

Thence, along said branch, S 45 deg. 18' 40" W, a distance of 46.85 feet to a point;

Thence, leaving said branch, N 13 deg. 01' 13" E, a distance of 439.10 feet to an iron rod;

Thence, N 06 deg. 34' 01" E, a distance of 108.38 feet to an iron rod;

Thence, N 04 deg. 19' 44" E, a distance of 470.74 feet to an iron rod situated in the southerly margin of Lebanon Pike;

Thence, along said road, N 79 deg. 12' 56" E, a distance of 121.45 feet to the point of beginning and containing 202,476.187 square feet or 4.648 acres of land more or less.