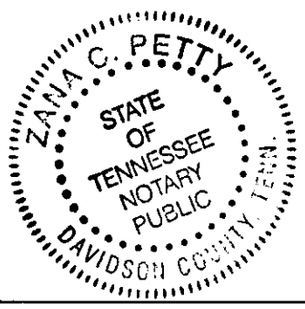
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Larry Powell Builders, Inc. | NEW OWNER | Parcel ID: |
| 235 Logue Road | | 087100A02900 |
| Mt. Juliet, TN 37122 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**The Wise Group, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Larry Powell Builders, Inc.**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 129, on the Plan of Aarons Cress, Phase 1B, of record in Instrument 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Wise Group, Inc. by Substitute Trustee's Deed from Gregory S. Gill, as Substitute Trustee, of record in Instrument 20110523-0039460, Register's Office for said County, dated May 19, 2011.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20060131-0012116, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070910-0108427, said Register's Office; (3) Easement for sign of record in Instrument 20070514-0057523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X )

This is Improved ( ) property, known as 705 Braxton Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 29th day of February, 2012:

The Wise Group, Inc.

BY: Alan R Wise President
Alan R. Wise, President

BILL GARRETT, Davidson County
Trans:T20120015412 DEEDWARR
Recvd: 03/02/12 09:28 2 pgs
Fees:13.00 Taxes:333.00
20120302-0018308

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alan R. Wise with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of The Wise Group, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alan R. Wise as such President.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2012.

My Commission Expires: 9/2/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.