File #24004-1
Box 14-A

BILL GARRETT, Davidson County
Trans:T20120035514 DEEDWARR
Recvd: 05/15/12 08:46 3 pgs
Fees:18.00-Taxes:1867.00
20120515-0041750

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Woodard Company 4365 Chickering Lane Nashville, TN 37215	New Owner	Map 118-12 Parcel 056

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, NASHVILLE BANK AND TRUST, TRUSTEE UNDER THE WILL OF THOMAS E. MATTHEWS TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE WOODARD COMPANY, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 77, on the plan of Sidco, Section II, of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Nashville Bank and Trust Company, Trustee, under the Will of Thomas E. Matthews, deceased, of record in Will Book 60, Page 174, Probate Court of Davidson County, Tennessee, by Deed from Suburban Industrial Development Company, a Tennessee corporation, of record in Book 2596, Page 217, Register's Office for Davidson County, Tennessee, dated October 2, 1956. Said Nashville Bank and Trust Company became Third National Bank in Nashville, said Third National Bank now known as SunTrust Bank. Said SunTrust Bank assuming the role of Trustee under said Will of Thomas E. Matthews. Nashville Bank and Trust was appointed Successor Trustee under said Will of Thomas E. Matthews, pursuant to that Substitution of Trustee of record in Instrument Number 20071207-0141784, said Register's Office. Said property was therefore further conveyed to Nashville Bank and Trust, Trustee under the Will of Thomas E. Matthews, deceased, of record in Will Book 60, Page 174, Probate Court of Davidson County, Tennessee, by Quitclaim Deed from SunTrust Bank (formerly Nashville Bank and Trust Company), Trustee under the Will of Thomas E. Matthews, deceased, of record in Will Book 60, Page 174, Probate Court of Davidson County, Tennessee, of record in Instrument Number 20071207-0141786, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 11th day of May, 2012.

The Thomas E. Matthews Trust
By: Nashville Bank and Trust
Its: Trustee

By: _____
Derrick A. Jones
Its: Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Derrick A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Director of Nashville Bank and Trust ("Bank"), and who further acknowledged said Bank to be the Trustee for the Thomas E. Matthews Trust ("Trustee"), the within named bargainor, and who further acknowledged that he, as such Managing Director of the Bank, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Trustee the name of the bank by himself as Managing Director.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2012.

MARIAN HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 9-8-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $504,594.00

_____
Affiant

Subscribed and sworn to before me this 11th day of May, 2012.

_____
Notary Public
My commission expires: 2/24/13

JOHN T. COX
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"

Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee.
3. Rights reserved in the Quitclaim Deed of record in Book 2152, Page 347, said Register's Office.
4. Easements for the use of all sewage facilities and equipment as set out in the Deed of record in Book 2486, Page 314, and further conveyed to the City of Nashville, of record in Book 3434, Page 174, said Register's Office.
5. Railroad easements for right of way purposes, of record in Book 2293, Page 573, Book 2499, Page 79, and Book 2499, Page 86, said Register's Office.
6. Temporary Construction Easement of record in Book 4124, Page 312, said Register's Office.
7. Matters disclosed on the survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee, R.L.S. No. 1512, dated May 8, 2012.