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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 462,500.00

E.R. Barggren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 1992

Tracey A. Brooks
Notary Public

MY COMMISSION EXPIRES: 9/24/94

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 213 Fifth Avenue, North, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| UTOPIA, L.P. | UTOPIA, L.P. | Map 105-16 |
| (NAME) | (NAME) | |
| 2108 Utopia Avenue | 2108 Utopia Avenue | Parcel 173 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, I, LINDA KENAUM, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO UTOPIA, L.P., a Tennessee Limited Partnership, whose general partners are E. R. Barggren and Christine Barggren,

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:

See Property Description attached hereto as Exhibit "A" and incorporated herein.

5 8 7 2 6.

IDENTIFICATION REFERENCE

OCT 28 3 30 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

1050 10/28 0001 03CHECK 1724.25

unimproved ( ) This is improved ( X ) property, known as 2108 Utopia Avenue (House Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town) (Postal Zip)

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 28TH day of OCTOBER, 1992

Linda Kenaum
LINDA KENAUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, LINDA KENAUM

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, ~~and who further acknowledged that~~ ~~he~~ ~~she~~ ~~executed the within instrument as the act of the maker and is authorized by the maker to execute this instrument on behalf of the maker~~.

Witness my hand at office in Nashville, Tennessee this 28TH day of OCTOBER 1992

Tracey A. Brooks
Notary Public

My commission expires: 9/24/94

TRACEY A. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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DEED

FROM
LINDA KENAUM

TO
UTOPIA, L.P., A Tennessee Limited Partnership

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

EXHIBIT A

Property Description

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lots 17, 18, 19, 20, Part of 15 and 16 on the Map of Corinne Place as of record in Plat Book 331, Page 1, and being the Linda Kenaum property as of record in Deed Book 7524, Page 620, and being bounded on the North by the Lois Winn property as of record in Deed Book 5486, Page 248, and the South right-of-way of Metro Alley Number 1821, on the East by the West right-of-way of Metro Alley Number 1824, on the South by the Jay Douglas Wright, Jr. property as of record in Deed Book 5173, Page 1, and on the West by the East right-of-way of Utopia Avenue and being more particularly described as follows:

Beginning at an iron pin in the South right-of-way of Metro Alley Number 1821 at a corner comment with Winn;

Thence with the South right-of-way of Metro Alley Number 1821 South 77 deg. 45 min. 15 sec. East, 65.00 feet to an iron pin in the West right-of-way of Metro Alley Number 1824;

Thence with the Metro Alley Number 1824 South 04 deg. 38 min. 45 sec. West, 280.70 feet to an iron pin at a corner common with Wright;

Thence with Wright North 77 deg. 45 min. 15 sec. West, 165.00 feet to an iron pin in the East right-of-way of Utopia Avenue;

Thence with Utopia Avenue North 04 deg. 38 min. 45 sec. East, 216.90 feet to an iron pin at a corner common with Winn;

Thence with Winn South 77 deg. 45 min. 15 sec. East, 100.00 feet to an iron pin;

Thence North 04 deg. 38 min. 45 sec. East, 63.80 feet to the point of beginning.

Containing 39,585 square feet (0.909 acres more or less).

Being the same property conveyed to Utopia, L.P. by deed of record in Book 7524, page 620, Register's Office for Davidson County, Tennessee.

The source of the legal description written above is an As-Built Survey dated October 26, 1992, by R. Scot Cherry, RLS TN #1512, c/o Cherry Land Surveying, 700 Craighead Street, Suite 305, Nashville, Tennessee 37204.

#165814