STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11591 PG. 171

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 23 DAY OF JULY, 1999.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
BUHLER-FREEMAN MANAGEMENT, LLC
2739 OLD ELM HILL PIKE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
96-13-169

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maxine D. Kriatsas, Trustee of the Maxine D. Kriatsas Revocable Living Trust** hereinafter referred to as Grantor(s), hereby transfer(s) and convey(s) to **Buhler-Freeman Management, LLC** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Parrish Commercial Park, Section One, as of record in Book 4470, page 89, Register' Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Parrish Commercial Park, Section 16 as of record in Book 6200, page 223, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Maxine D. Kriatsas by deed from CVS Investments,

Ltd., a Tennessee Limited Partnership by deed of record in Book 8130, page 581 being further conveyed to Grantor, by quitclaim deed from Maxine D. Kriatsas of record in Book 10236, page 139, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 4470, page 89 and Book 6200, page 223 said Register's Office.

Easement to Nashville Gas Company of record in Book 3464, page 161 Register's Office for Davidson County, Tennessee..

Reservation of rights for damages for widening of Elm Hill Pike by instrument of record in Book 4738, page 766 said Register's Office.

Taxes for the year 1999, and subsequent years, a lien, not yet due and payable which have been prorated and assumed by Grantee.

Maxine D. Kriatsas (individual) joins in the execution of this instrument for the purposes of conveying any and all interest she may still have in said property by virtue of the filing of an improper quitclaim deed to the Grantor.

This is improved property known as 2739 Old Elm Hill Pike (and adjacent parking lot), Nashville, TN 37216.

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 23 day of July, 1999.

The Maxine D. Kriatsas Revocable Living Trust

By: Maxine D. Kriatsas
Its: Trustee

Maxine D. Kriatsas
Maxine D. Kriatsas, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine D. Kriatsas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing for the purposes therein contained.

Witness my hand and official seal this 23 day of July, 1999.

Notary Public

My Commission Expires: 11-18-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine D. Kriatsas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and proved herself to be the Trustee of The Maxine D. Kriatsas Revocable Living Trust who, being authorized to do so, acknowledged she executed the forgoing for the purposes therein contained.

Witness my hand and official seal this 23 day of July, 1999.

Notary Public

My Commission Expires: 11-18-01

MAIL ENV.
06167571
IDENTIF. & REFERENCE
99 JUL 27 PM 3:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11591 PG. 174

PAID

$85000.00

TX 1439.50

1.00

10.00

1.00

1439.50

1439.50

0001 7520

0616757

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496186