WARRANTY DEED

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill L. Roller
My Commission Expires
Jan. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T A Partners, a Tennessee General Partnership	T A Partners	118-16-53
(NAME)	(NAME)	
2960 Foster Creighton Avenue	3030 Sidco Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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. **TestAmerica Incorporated,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T A Partners, a Tennessee General Partnership**, 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 all of Lots Nos. 94, 95, 96, 97 on the Plan ofSidco, Section Three, as of record in Book 2663, Page 41, as amended in Book 3577, Page 208, of the Register's Office for Davidson County, Tennessee, which Lots Nos. 94, 95, 96 and 97 join together and are more particularly described as follows:

BEGINNING at a point in the northerly margin ofNorris Avenue at the southerly common corner of Lots Nos. 94 and 172; thence with the northerly margin ofNorris Avenue North 87 deg. 20'00" West, 130.00 feet to a point; thence with a curve to the right having a central angle of 90 deg. 00'00" and a radius of 50.00 feet, an arc length of 78.54 feet to a point; thence with the easterly margin of FosterCreighton Drive North 02 deg. 40'00" East, 452.03 feet to a point; thence South 87 deg. 20'00" East, 180.00 feet to a point; thence South 02deg. 40'00" West, 502.03 feet to a point of beginning containing 89,828.895 square feet or 2.06 acres.

BEING the same property conveyed to Specialized Assays, Inc., A Tennessee corporation by deed fromHorrell Properties, Inc., a Tennessee corporation of record in Book 9415, Page 352, Register's Office for Davidson County, Tennessee. Specialized Assays, Inc. was merged into TestAmerica, Incorporated on May 26, 2000 pursuant to Articles of Merger filed in the Department of the Secretary of State for the State of Tennessee, and is now known as TestAmerica Incorporated.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2960 Foster Creighton Avenue, Nashville, TN
(House Number) (Street) (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 our hands this 20 day of September, 2000.

TestAmerica Incorporated

By:
Thomas R. Barr, President and CEO

Davidson County DEEDWARR
Recvd: 09/25/00 15:45 2pgs
Fees:13.00 Taxes:7400.00

20000925-0094998

STATE OF North Carolina
COUNTY OF Buncombe

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas R. Barr with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and CEO of the TestAmerica Incorporated the within named bargainor, a corporation, and that he as such President and CEO being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas R. Barr as such President and CEO.

Witness my hand and official seal at Asheville, North Carolina this 20 day of September, 2003.

Commission expires: March 22, 2004

Joyce C. Simmons
Notary Public

JOYCE C. SIMMONS NOTARY PUBLIC BUNCOMBE CO. N.C.