THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18171**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $478,500.00. Affiant Subscribed and sworn to before me this 23rd day of JULY, 2001. Notary Public My Commission Expires: _____ GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: MG DEVELOPMENT 120 30TH AVENUE, NORTH NASHVILLE, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-02 PAR 320.00 FB 21W 11564

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MBR, A JOINT VENTURE COMPOSED OF J. MICHAEL MAHAFFEY, JAMES L. BRANDON AND THOMAS H. REPASS, II, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MG DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 30th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of JULY, 2001.

MBR, A JOINT VENTURE

BY: _____
J. MICHAEL MAHAFFEY

BY: _____
THOMAS H. REPASS, II

BY: _____
JAMES L. BRANDON

Davidson County DEEDWARR
Recvd: 07/26/01 14:43 2pgs
Fees:13.00 Taxes:1770.45
20010726-0079573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. MICHAEL MAHAFFEY, JAMES L. BRANDON AND THOMAS H. REPASS, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of JULY, 2001.

My Commission Expires: _____

Notary Public

GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Euclid Subdivision of a part of Lots 42 and 43 Boyd Cockrill Spring Tract, as of record in Plat Book 421, page 86, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to MBR, a joint venture composed of J. Michael Mahaffey, James L. Brandon and Thomas H. Repass, II by deed from Blanton Harrell Properties, a Tennessee general partnership composed of E. Michael Blanton and D.E. Harrell of record in Book 9876, page 95, said Register's Office.

Together with easements from (i) Mathias J. Gorham, III and wife, Martha L. Gorham, and (ii) Tom R. Burks, Charles W. Strader, Jr. and Paul A. Demonbreum, d/b/a a partnership known as West End Ventures being recorded immediately prior hereto.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 86, said Register's Office.