This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
LRD Properties, LLC,
a Tennessee limited liability Co.
2971 Kraft Dr.
Nashville, TN 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cash

Davidson County DEEDWARR
Recvd: 12/12/01 14:24 3pgs
Fees:18.00 Taxes:2125.65
20011212-0137310

MAP **95**
GROUP
PARCEL **7**

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, **Andrew Jackson Post No. 1291 Veterans of Foreign Wars of the United States, a Tennessee Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **LRD Properties, LLC, a Tennessee limited liability Co.**, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

As described by a category I Survey dated December 4, 1999 and revised November 14, 2001, by Charles D. Wallace, Registered Land Surveyor #319

TRACT II:

Beginning at a point, said point being a set iron pin lying on southerly right of way of Lebanon Pike approximately 290 feet east of Omohundra Drive and the Northwestern corner of Tract I, thence with Tract I's westerly line South 17-32-42 East 956.94 feet to a point in the corner of Mills Creek and also Tract I's southwest corner, thence with said creek and Metropolitan Industrial Park's northerly line as described in Plat Book 4300, Page 34 and Plat Book 4175, Page 4 R.O.D.C. South 62-02-00 West 74.88 feet to a point, thence South 38-30-00 West 854.04 feet to a point, thence leaving said creek with Donoho's easterly line as described in Deed Book 4756, Page 330 and a 20 feet right of way to the Donoho property North 16-05-50 West 1053.81 feet, passing through an old iron pin witness corner at 55.17 feet at the top of bank of said creek, to a set iron pin, thence North 15-51-56 West 167.66 feet to a set iron pin lying in the southerly R.O.W. of Lebanon Pike, Thence with said R.O.W. North 42-50-58 East 110.56 feet to a set iron pin, thence North

47-09-02 West 5.00 feet to a set iron pin, thence North 42-50-58 East 78.90 feet to a set iron pin, thence with a curve to the right with a radius of 940.97 feet a Delta Angle of 24-15-01 for a length of 398.26 feet to a set iron pin, thence South 22-54-01 East 10.00 feet to a set iron pin, thence North 67-05-59 East 211.20 feet to a set iron pin, thence North 22-54-01 West 10.00 feet to a old concrete monument, thence North 67-05-59 East 49.41 feet the point of beginning containing 20.047 acres more or less.

Being a part of the same property conveyed to Andrew Jackson Post No. 1291 Veterans of Foreign Wars of the United States, a Tennessee Corporation by Quit claim deed from Veterans of Foreign Wars Post No. 1291 of record as Instrument No. 20011212-0137309 Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 Lebanon Road, Nashville, Tennessee .

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all easements and other matters pursuant to Category I Survey dated December 14, 1999, revised November 14, 2001 by Charles D. Wallace RLS #319.
3. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
4. Easement for Lane or County Road and across premises and Right of Way Easement of Lebanon Pike lying within boundaries.
5. Buyer and Seller have agreed that Grantor will remove all encroachments upon tract II within 90 days from receipt of written notice from Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and,

GRANTOR does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS our hands this the 11th day of December, 2001.

Andrew Jackson Post No. 1291 Veterans of Foreign Wars of the United States, a Tennessee Corporation

By: Howard R. Miller, Commander

By: Larry Nagy, Quartermaster/Adjutant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Howard R. Miller, and Larry Nagy,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Commander** of **Andrew Jackson Post No. 1291 Veterans of Foreign Wars of the United States, a Tennessee Corporation**, and **Quartermaster/Adjutant** of **Andrew Jackson Post No. 1291 Veterans of Foreign Wars of the United States, a Tennessee Corporation,** the within named bargainor(s), a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 11th day of December, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $574,500.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003