Map and Parcel No: 32-13-11

This Instrument Prepared By:
Victoria A. Ferraro
Williams & Prochaska, P.C.
L&C Tower, 401 Church St.
Suite 2600
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 10/04/02 15:17 2pgs
Fees:13.00 Taxes:1332.00
20021004-0121491

Owner/Taxpayer:
United Cerebral Palsy of Middle Tennessee, Inc.

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, United Warehouse, Inc., the undersigned, a corporation organized and doing business under the laws of the State of Tennessee, (hereinafter "Grantor"), by and through its officer, has bargained and sold, and does by these presents hereby grant, bargain, sell, transfer and convey unto United Cerebral Palsy of Middle Tennessee, Inc., a Tennessee Corporation, its successors and assigns, (hereinafter "Grantee"), the hereinafter described real estate, to wit:

> Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 5, 6, and 7 on the Map of the Subdivision of certain Lots in D.T. McGavock's Estate, as of record in Plat Book 1, page 33, of the Chancery Court, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a "PK" nail set at the intersection of the northerly right-of-way line of Reverend Dr. Enoch Jones Boulevard and the easterly right-of-way line of Ninth Avenue North;
>
> Thence with the easterly right-of-way line of Ninth Avenue North, North 30 deg. 54 min. 26 sec. West, 137.10 feet to a "PK" nail set a corner common with the property of First Street Baptist Church, Trustee, as of record in Deed Book 4591, page 860, in the Register's Office for Davidson County, Tennessee;
>
> Thence leaving the easterly right-of-way line of Ninth Avenue North with the southerly property line of said First Street Baptist Church, Trustee, North 63 deg. 49 min. 42 sec. East, 149.66 feet to a "PK" nail set in the westerly right-of-way line of Alley Number 214, 10.00 feet in width;
>
> Thence with the westerly right-of-way line of said Alley Number 214, South 27 deg. 52 min. 17 sec. East, 161.20 feet to a "PK" nail set in the northerly right-of-way line of Reverend Dr. Enoch Jones Boulevard;
>
> Thence leaving the westerly right-of-way line of Alley Number 214 with the northerly right-of-way line of Reverend Dr. Enoch Jones Boulevard, South 73 deg. 32 min. 29 sec. West to the point of beginning, containing 21,696 square feet or 0.498 acres, more or less.
>
> Being the same property conveyed to United Warehouse, Inc., by deed from David Friedli and wife, Judy M. Friedli, of record in Book 8429, page 255, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD UNTO THE SAID Grantee the hereinabove described real estate together with all the hereditaments and appurtenances thereunto appertaining as an estate in fee simple forever.

AND GRANTOR COVENANTS with Grantee that it is lawfully seized and possessed of the hereinabove described real estate, that it has a good and lawful right to sell and convey the same, and that it is unencumbered except as maybe hereinafter set out, and that it will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

Witness my hand this 4 day of October, 2002.

United Warehouse, Inc.

By: Ed VanVoorhees for United Warehouse, Inc.

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Anna K. Maggard, a Notary Public in and for said State and County aforesaid, personally appeared Ed VanVoorhees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the President of United Warehouse, Inc., the within named bargainor, a corporation, and that he/she as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President.

WITNESS my hand and seal at office, on this 4th day of October, 2002.

Anna K. Maggard
NOTARY PUBLIC

ANNA K. MAGGARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 30, 2004

I OR WE HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 4th day of October, 2002.

Anna K. Maggard
NOTARY PUBLIC

ANNA K. MAGGARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 30, 2004