Davidson County DEEDWARR
Recvd: 05/14/03 13:28 3pgs
Fees:18.00 Taxes:7770.00

20030514-0065497

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2003.

NOTARY PUBLIC

My Commission expires: 31 January 2004

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney at Law, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

| NAME | ADDRESS |
|---|---|

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Elizabeth G. Tannenbaum, et al. | | 106-7-31 |
| c/o Norman Ginsberg | Same | |
| (NAME) | (NAME) | |
| 2200 21st Avenue South, Suite 210 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**CUMBERLAND INVESTMENTS, LLC**

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

**ELIZABETH G. TANNENBAUM;**
**BETTY G. ANDERSON, TRUSTEE OF THE BETTY G. ANDERSON REVOCABLE TRUST;**
**KAREN G. KING; and**
**ELLEN W. JACOBS, TRUSTEE OF THE ELLEN W. JACOBS TRUST UNDER THE WILL OF FLORENCE MANDELL**

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE SUBDIVISION OF THE JAKEN INVESTMENTS PROPERTY, AS OF RECORD IN PLAT BOOK 5200, PAGE 476, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING PK NAIL IN THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, 120 FEET IN WIDTH AT A CORNER COMMON WITH LOT 2 OF SAID SUBDIVISION OF THE JAKEN INVESTMENTS PROPERTY, ALSO BEING THE PROPERTY OF STEPHEN K. & PHILLIP V. RUSH, AS OF RECORD IN INSTRUMENT NUMBER: 2001031400025273, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE SOUTH 24 DEG 42 MIN 34 SEC WEST, 417.44 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH THE PROPERTY OF THE TENNESSEE RURAL ELECTRIC CORPORATION ASSOCIATION, AS OF RECORD IN DEED BOOK 2998, PAGE 125, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE WITH THE NORTHERLY PROPERTY LINE OF THE TENNESSEE RURAL ELECTRIC CORPORATION ASSOCIATION NORTH 58 DEG 21 MIN 55 SEC

WEST, 389.45 FEET TO AN EXISTING CONCRETE MONUMENT WITH PUNCH HOLE;

THENCE NORTH 51 DEG 12 MIN 11 SEC WEST, 19.33 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 ON RAMP TO MURFREESBORO ROAD, WIDTH VARIES;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 ON RAMP TO MURFREESBORO ROAD NORTH 00 DEG 43 MIN 40 SEC WEST, 143.01 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT SET AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 ON RAMP TO MURFREESBORO ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 NORTH 34 DEG 32 MIN 34 SEC EAST, 241.16 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID LOT 2;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2 SOUTH 65 DEG 09 MIN 27 SEC EAST, 425.60 FEET TO THE POINT OF BEGINNING. CONTAINING 173,070 SQUARE FEET OR 3.973 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND INVESTMENTS, LLC, AS OF RECORD IN DEED BOOK 10741, PAGE 235, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**To have and to hold** the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs, successors and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors do hereby bind themselves, their heirs and representatives, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs, successors and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

**Witness** our hands this 6th day of May, 2003.

**CUMBERLAND INVESTMENTS, LLC**

By: _____
Louis A. Willinger, Member

**ACKNOWLEDGMENT:**

COMMONWEALTH OF KENTUCKY
~~STATE OF TENNESSEE~~ }
County of Jefferson }

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Louis A. Willinger**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized Member of CUMBERLAND INVESTMENTS, LLC, the within named bargainor, a Kentucky, limited liabilty company, and that he, as such Member, executed the within instrument for the purposes therein contained, by signing the name of the LLC, by himself as such Member.

Witness my hand and official seal at office this 6th day of May, 2003.

My Commission expires:
4/21/05

Wilda J. Burkhead
Notary Public

WILDA J. BURKHEAD NOTARY PUBLIC STATE AT LARGE, KY.