PICK-UP

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 06/10/04 15:33 3pgs
Fees:18.00 Taxes:2775.00
20040610-0069108

WARRANTY DEED

Address New Owner(s)
JDL-Nashville, LLC
301 N. Main Street, #2300
Winston-Salem, NC 27101

Send Tax Bills to:

Map-Parcel:
Map 96
Group
p/o Parcel 13.00

FOR AND IN 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, **American Legion Donelson Post 88 (aka American Legion Donelson Post No. 88)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JDL-Nashville, LLC** , hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Parcel Number 13.00 as shown on Davidson County Property Map No. 96-0, being more particularly described as follows:

Commencing at an iron road (new) with cap stamped "Ragan-Smith & Associates" at the southerly terminus of the northeast return curve at the intersection of Patriot Way (Old Elm Hill Pike) and Elm Hill Pike; thence,

With the northeasterly right-of-way of said Elm Hill Pike for the next two calls:
1. **South 56 degrees 38 minutes 12 seconds East, 292.15 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",**
2. **South 56 degrees 00 minutes 42 seconds East, 29.30 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates", the POINT OF BEGINNING; thence**

Leaving said right-of-way, with a line severing the said American Legion Donelson Post No. 88 property for the next three calls:
1. **North 12 degrees 58 minutes 01 seconds East, 108.67 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",**
2. **North 34 degrees 31 minutes 57 seconds East, 318.83 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",**
3. **North 31 degrees 07 minutes 58 seconds West, 403.41 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates" in the southerly line of the Curtis L. and Virginia B. McKenzie property of record in Instrument Number 20010731-0081158, R.O.D.C., Tennessee; thence,**

With the southerly line of the said McKenzie property in part, the Curtis L. and Virginia B. McKenzie property of record in Instrument Number 19991228-0307850, R.O.D.C., Tennessee in part, the William B. Hitchcox property of record in Instrument Number 20011015-0111964, R.O.D.C., Tennessee in part and the Hong Oi and Zhang Yang and Ya Fang property of record in Book 10581, page 132, R.O.D.C., Tennessee in part, South 83 degrees 27 minutes 24 seconds East, 376.40 feet to an iron rod (old) in the westerly line of the Malvin Heights Subdivision of record in Plat Book 2330, page 83, R.O.D.C., Tennessee; thence,

With the westerly line of said subdivision for the next four calls:
1. **South 07 degrees 10 minutes 02 seconds East, 43.61 feet to a concrete monument (old),**
2. **South 02 degrees 18 minutes 27 seconds West, 535.69 feet to a concrete monument (old),**
3. **South 11 degrees 49 minutes 18 seconds West, 131.99 feet to a broken concrete**

monument (old),

4. **South 11 degrees 57 minutes 25 seconds West, 164.83 feet to an iron rod (old) with cap stamped "MEC, INC" in the said northeasterly right-of-way of said Elm Hill Pike; thence,**

With said right-of-way for the next two calls:

1. **North 55 degrees 53 minutes 12 seconds West, 132.23 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",**
2. **North 56 degrees 00 minutes 42 seconds West, 221.55 feet to the point of beginning and containing 218,228 square fee or 5.010 acres, more or less, described according to the General Property Survey, dated June 3, 2004, prepared by Kenneth R. Shreeve, Tennessee No. 2298, Regan Smith Associates, 315 Woodland Street, Nashville, TN 37206, Job No. 04-043, Order No. 7548.**

BEING a part of the same property conveyed to American Legion Donelson Post No. 88 by Deed from Lillard Watson Lane, Jr. and Mrs. Mattie Elizabeth Soctt, of record in Book 4793, page 934, Register's Office for Davidson County, Tennessee.

American Legion Donelson Post No. 88 and American Legion Donelson Post 88 being one and the same.

This is unimproved property known as: Elm Hill Pike, Nashville, TN 37214.

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, 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 whosoever.

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 9th day of June, 2004.

AMERICAN LEGION DONELSON POST 88
(aka American Legion Donelson Post No. 88)

Earl Watson

By: Earl Watson
its: Commander

Attested:

John Kerns

by: John Kerns
its: Adjutant

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned, of the State and County aforesaid, personally appeared Earl Watson and John Kerns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Commander and Adjutant of the AMERICAN LEGION DONELSON POST 88 (aka American Legion Donelson Post No. 88), the within named bargainor, a corporation, and that they as such Commander and Adjutant executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Commander and Adjutant.

Witness my hand and official seal at office, this 9th day of June 2004.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Sworn to and subscribed before me
this 9th day of June, 2004.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006