THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23090-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $974,700.00 Affiant Subscribed and sworn to before me this 8th day of July, 2004. Notary Public My Commission Expires: J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: A and M Properties, LLC 500 Wilson Pike Circle, #200 Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 78 Parcel No. 89

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, **Alton Ross Jr. and Jay H. Ross, joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A and M Properties, LLC** ("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 unimproved property located at 7763 River Road Pike, Nashville, Tennessee 37209

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 the 8th day of July, 2004.

Alton Ross Jr.

Jay H. Ross

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alton Ross Jr. and Jay H. Ross,**, 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 8th day of July, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/13/04 15:49 2pgs
Fees:13.00 Taxes:3606.39

20040713-0083547

EXHIBIT "A"

See Below

Being the same property conveyed to Alton Ross, Jr. and Jay H. Ross, as joint tenants with the right of survivorship, by deed dated September 29, 1995 from Willard A. Oakley and wife, Darlene E. Oakley of record in Book 9811, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee; and
2. Easement for flowage of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, bounded on the West by River Road, on the South by Alvin William Mykitta, on the East by the Cumberland River Cheatham Reservoir, and on the North by Walter A. Lampley, formerly W. L. and J. W. Sadler, and being more particularly described as follows:

BEGINNING at a point in the center line of River Road, said point being 25 feet West of and radial to the iron pin at the Northwest corner of Alvin William Mykitta property of record in Book 5262, page 985, Register's Office for Davidson County, Tennessee; thence with Mykitta's North line, 943.6 feet, more or less, to a concrete monument in the witness line on the westerly bank of the Cumberland River Cheatham Reservoir and continuing 16 feet, more or less, to the 390 foot contour line as set forth in the deed from Cordell Hull and wife, Rose F. Hull to the United States of America, of record in Book 2137, page 561, Register's Office for said County; thence with the westerly bank of the Cumberland River Cheatham Reservoir, northerly to a point in said 390 foot contour line at the Southeast corner of the Walter A. Lampley property, of record in Book 4203, page 3, said Register's Office (formerly W. L. and J. W. Sadler property); thence westerly with said Lampley, formerly Sadler, line 930 feet, more or less, to a point in the center of said River Road (Highway 24); thence southerly with the center line of said Road, 1395 feet, more or less, to the point of BEGINNING.

TRACT II:

LAND in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the easterly margin of River Road Pike at the Southwest corner of the property conveyed to W. L. Sadler and wife, Mary T. Sadler, by deed from W. L. Sadler et al, of record in Book 2450, page 197, Register's Office for said County; said point also being the Northwest corner of the Hull property; thence with the easterly margin of said River Road Pike, northwardly 245 feet to a point, the Southwest corner of Tract No. 2; thence with the line between Tract Nos. 1 and 2, North 74 degrees 57 minutes East 305 feet to a point, and South 82 degrees 25 minutes East 702 feet to the Cumberland River; thence with the same, South 06 degrees 06 minutes East 234 feet to the northern boundary line of said Hull property; thence with the same, North 89 degrees West 967 feet to the point of BEGINNING.

CONVEYED HEREWITH AND APPURTENANT THERETO IS AN EASEMENT OF ACCESS TO SAID PROPERTY. SAID EASEMENT BEING 30 FEET IN WIDTH, ALONG THE EAST MARGIN OF RIVER ROAD AND EXTENDING FROM THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED NORTHWESTWARDLY 580 FEET.