This Instrument Was Prepared by:
Denise E. Cole, Esq.
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/23/04 15:22 2pgs
Fees:13.00 Taxes:3885.00
20040723-0088521

Address New Owner(s)
State Street Partners
114 29th Avenue South
Nashville, TN 37212

Send Tax Bills to:
SAME

Map and Parcel:
92-12-255

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GRINER PROPERTIES, LLC,** a TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **STATE STREET PARTNERS,** A TENNESSEE GENERAL PARTNERSHIP, WHOSE SOLE GENERAL PARTNERS ARE KENNETH R. KRAFT, NELITA D. PARRIS AND WINSTON C. V. PARRIS, M.D. , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 182, 183, 184, 185 and the westerly one-half of Lot No. 186 on the plat of Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at the southeast intersection of State St. and 19th avenue south; thence North 50 deg. 14' 04" East, 100 feet to the point of beginning; thence North 50 deg 14' 04" east, 225 feet; thence south 39 deg 43' 52" east, 170 feet; thence South 50 deg 14 04" west, 225 feet; thence North 39 deg 43' 52" West, 170 feet to the point of beginning containing 0.88 acres more or less.

BEING the same property conveyed to GRINER PROPERTIES, LLC by deed of record in Book 11721, page 324, said Register's Office

This is improved property known as 1811 State Street, Nashville, Tennessee.

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, his successors and assigns forever. Grantor does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by through or under it but no further otherwise. 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 my hand this 26th day of July, 2004.

GRINER PROPERTIES, LLC BY

Winston H. Griner, Sr. M.D.
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DENISE E. COLE of the state and county mentioned, personally appeared WINSTON H. GRINER, SR, M.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CHIEF MANAGER (authorized to execute the instrument) of GRINER PROPERTIES, LLC, the within named bargainor, a TENNESSEE LIMITED LIABILITY COMPANY, and that such CHIEF MANAGER , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as CHIEF MANAGER.

Witness my hand and seal at office in NASHVILLE, TN, this 22nd day of JULY, 2004.

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My commission expires: January 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

Affiant

Subscribed and sworn to before
me this 22ND day of July, 2004

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My commission expires: January 26, 2008

Please return to
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37205