Davidson County DEEDWARR
Recvd: 10/19/04 10:34 3pgs
Fees:18.00 Taxes:3515.00
20041019-0125373

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 950,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2004.

Notary Public
My commission expires:

DOUGLAS S. HALE Notary Public At Large WILLIAMSON COUNTY, TN

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
7071 Old Harding, LLC 319 Lynnwood Blvd. Nashville, TN 37205	Same	142 / 274

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 7023 OLD HARDING ROAD, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto 7071 OLD HARDING, LLC, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, certain real estate in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 7023 (7071) Old Harding Road, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property. In addition, GRANTOR disclaims any representation or warranty, express or implied, with respect to the ownership or conveyance of minerals located on, under, or within the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

WITNESS its hand this 14th day of October, 2004.

7023 OLD HARDING ROAD, LLC

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Douglas S. Hale, a Notary Public in and for the County and State aforesaid, personally appeared Andrew Schwarez, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of 7073 OLD HARDING ROAD, LLC the within named bargainor, a limited liability company, and that he as Chief Manager of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal in Franklin Tennessee, this the 14th day October, 2004.

_____
Notary Public
My Commission Expires: _____

DOUGLAS S HALE
NOTARY PUBLIC
Notary Public At Large
WILLIAMSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

wpdocs\mcdonald.michel\040847-1\warrdeed.spec 101104

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1B, on the Plan of Peggy Ann Wiggins Division, as shown on plat of record in Plat Book 6200, page 169, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to 7023 Old Harding Road, LLC, by deed of record as Instrument No. 20010518-0051848, Register's Office for Davidson County, Tennessee.

Also conveyed hereby is GRANTOR'S interest in that Declaration of Easements of record in Book 9692, page 927, said Register's Office.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Real property taxes for the current year.
2. Matters shown on the plat of record in Book 6200, page 169, said Register's Office.
3. Right-of-way deed of record in Book 2544, page 407, said Register's Office.
4. Declaration of Easements of record in Book 9692, page 927, said Register's Office.
5. Short Form Lease of record in Book 9815, page 325, said Register's Office, which Lease is being assigned to, and assumed by, GRANTEE.

EXHIBIT A

ALS
10-14-04