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. 21909-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/06/04 09:39 2pgs
Fees:13.00 Taxes:185.00

20041206-0144583

WARRANTY DEED

Address New Owner: Brooklands Development, LLC 5250 Virginia Way, Suite 155 Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.173-164 Parcel No.

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, **V. Morris Williams, Jr., married, and Patricia W. Charron, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooklands Development, LLC, a Tennessee Limited Liability Company** ("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 Barnes Road, Nashville, TN

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 3rd day of December, 2004.

V. Morris Williams, Jr.

Patricia W. Charron

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **V. Morris Williams, Jr. and Patricia W. Charron,** 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 3rd day of December, 2004.

Notary Public

My Commission Expires: 9/22/07

EXHIBIT "A"

Land in Davidson County, Tennessee, being a 6.56 acre, more or less, tract of land, lying in the First Civil District, Davidson County, Tennessee, and being a portion of the Ronald G. Gregory and Vernon M. Williams Property, as of record in Deed Book 6309, page 864, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin lying on the Northerly margin of Barnes Road, said iron pin being the most Southeasterly corner of the herein described tract and the most Southwesterly corner of the Robert L. Frye tract as of record in Book 3032, page 431, Register's Office for Davidson County, Tennessee; thence with the said Northerly margin of Barnes Road the following calls:
South 58 deg. 09 min, 43 sec. West, a distance of 419.93 feet to a point; thence with a curve to the left, having a radius of 980.00 feet, and a chord bearing of South 50 deg. 59 min. 43 sec. west, a chord distance of 244.52 feet to a point; thence South 43 deg. 49 min. 43 sec. West, a distance of 68.77 feet, to a point; thence with a curve to the right, having a radius of 261.59 feet, and a chord bearing of South 84 deg. 59 min. 42 sec. West, a chord distance of 255.00 feet, to a point; thence leaving the said Northerly margin of Barnes Road North 59 deg. 22 min. 45 sec. East, a distance of 196.91 feet to a point, thence South 66 deg. 01 min. 23 sec. East a distance of 179.75 feet to a point; thence North 55 deg. 55 min. 29 sec. East, a distance of 160.43 feet to a point; thence North 41 deg. 26 min. 43 sec. East a distance of 186.08 feet to a point; thence North 57 deg. 33 min. 43 sec. East a distance of 177.80 feet to a point; thence North 73 deg. 10 min. 14 sec. East a distance of 180.85 feet to a point; thence North 33 deg. 38 min. 13 sec. East a distance of 252.66 feet to a point on the westerly line of the said Frye tract; thence with the said westerly line of the Frye tract South 16 deg. 14 min. 45 sec. East, a distance of 323.00 feet to the point of beginning, containing 6.56 more or less acres.

Being the same property conveyed to V. Morris Williams, Jr. and Patricia W. Charron by quitclaim deed dated April 29, 1996 from Patrick L. Alexander, Trustee, of record in Book 10076, page 870, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2004, which have been paid by the Seller.