WARRANTY DEED

FILE BOX 19B
04-12-016-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of January, 2005

Notary Public

My Commission Expires: 3/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
539 PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP	" NEW OWNER "	79
(NAME) 1900 Church Street, Ste. 400	(NAME)	056.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES R. FESMIRE, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **539 PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land in Nashville First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located on the westerly side of Cockrill Bend Circle and being more fully described according to an Alta/As Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated January 5, 2005, as follows:

BEGINNING at a pipe on the westerly margin of Cockrill Bend Circle and the northeasterly corner of the Aramark Uniform Services, Inc., Property, as of record in Book 10333, Page 896, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE, South 84° 12' 00" West, 209.18 feet, along the northerly line of the Aramark Uniform Services, inc., Property to an iron pin;

THENCE, North 57° 10' 11" West, 450.49 feet, along the easterly line of the Aramark Uniform Services, Inc., Property to an iron pin;

THENCE, North 57° 19' 57" West, 131.67 feet, along the easterly line of the Beaver Property to a pipe;

THENCE North 62° 50' 53" East, 627.29 feet, along the southerly line of the Cockrill Bend Properties, L.P., Property to an iron pin;

THENCE South 27° 07' 51" East, 127.01feet, along the westerly margin of Cockrill Bend Circle to an iron pin;

THENCE with a curve to the right, having a central of 21° 19' 49", a radius of 492.73 feet and an arc length of 183.44 feet, along the westerly margin of Cockrill Bend Circle to an iron pin;

THENCE South 05° 48' 00" East, 294.00 feet, along the westerly margin of Cockrill Bend Circle to the point of BEGINNING, containing 234,759.70 square feet or 5.39 acres.

BEING all the same property conveyed to JAMES R. FESMIRE, by Special Warranty Deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, Dated September 24, 1997, of record in Book 10622, Page 449, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 6823, Page 645, and in Book 8969, Page 111, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

CAROLE S. FESMIRE, spouse of the above named **JAMES R. FESMIRE,** joins in this conveyance solely for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights and for no other reason.

BEING unimproved ☐
Improved ☒ property known as: 6167 Cockrill Bend Circle, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State)

Davidson County DEEDWARR
Recvd: 01/12/05 14:12 2 pgs
Fees:13.00 Taxes:6475.00

20050112-0004620

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors and assigns, against the lawful claims of all persons whomsoever. 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 WHEREOF, our hands, this 12th day of January, 2005.

James R. Fesmire
JAMES R. FESMIRE

Carole S. Fesmire
CAROLE S. FESMIRE to release any rights she may have in the property and for no other reason.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES R. FESMIRE AND WIFE, CAROLE S. FESMIRE**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 12th day of January, 2005.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN