| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Norris Avenue, LLC<br>Holladay Property Services<br>Attn: Thomas C. Gibson<br>830 Fesslers Parkway<br>Suite 111<br>Nashville, TN 37210 | Map 118-16-0-033.00<br>Map 118-16-0-034.00 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC<br>414 Union Street, Suite 1600, Nashville, TN 32719 | | |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES C. MCPHERSON and ROBERT E. KELLEY, d/b/a M & K PARTNERS** (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **NORRIS AVENUE, LLC**, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of Sidco, Section 3, of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 2499, page 86, said Register's Office.

This is improved property located at 608 Norris Avenue and 2967 Foster Creighton Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and

Davidson County DEEDWARR
Recvd: 01/13/05 12:37 3 pgs
Fees:18.00 Taxes:2960.00
20050113-0004945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

John R. Haynes
Affiant

Subscribed and sworn to before me this 12th day of January, 2005.

Loretta B. Lane
Notary Public

My Commission Expires: 1-20-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 12th day of January, 2005.

JAMES C. MCPHERSON AND ROBERT E. KELLEY, d/b/a M & K PROPERTIES

By: _____
JAMES C. MCPHERSON,
INDIVIDUALLY AND AS PARTNER

By: _____
ROBERT E. KELLEY
INDIVIDUALLY AND AS PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane Notary Public, James C. McPherson and Robert E. Kelley, d/b/a M & K Partners, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained in their individual capacity and in their representative capacity as the sole general partners of M & K Partners.

WITNESS my hand, at office, this 12th day of January, 2005.

_____
Notary Public
My Commission Expires:
1-28-06

LORETTA B. LANE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Tract No. 1

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sidco, Section 3, as of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Foster Creighton Drive at the corner of Lots 47 and 48; thence with the line between said lots westwardly 210 feet to a point; thence southwardly 131.65 feet to a point in the north margin of Norris Avenue; thence eastwardly with said Avenue 160 feet to the beginning of a curve; thence around said curve in a northeasterly direction 78.54 feet to appoint in the margin of Foster Creighton Drive; thence with said Drive, northwardly 85.98 feet to the point of beginning.

Tract No. 2

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Sidco, Section 3, as of record in Book 2663, page 41, Register's Office for said County.

Said Lot No. 48 fronts 115 feet on the westerly side of Foster-Creighton Drive and runs back between parallel lines 210 feet to the center line of the private easement and measures 115 feet thereon.

Being the same property conveyed to James C. McPherson and Robert E. Kelley, d/b/a M & K Partners by deed of record in Book 9059, page 111, Register's Office for Davidson County, Tennessee.