Dav. Co. File Box 14-A
jtc file no. 17614-4

Davidson County DEEDWARR
Recvd: 01/14/05 15:56 5 pgs
Fees:28.00 Taxes:2590.00
20050114-0005544

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
James P. Hiller and Michelle B. Hiller 2915 Berry Hill Drive Nashville, TN 37204	Same	105-10 Parcel 72

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1510 Ft. Negley, LLC (referred to hereinafter as "Grantor"), a Tennessee Limited Liability Company, has bargained and sold and does hereby transfer and convey unto James P. Hiller and wife Michelle B. Hiller (referred to hereinafter as "Grantee"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in Exhibit A, attached and incorporated by reference (the "Property").

This is improved property known as 1510 Fort Negley Boulevard, Nashville, Davidson County, Tennessee, 37203-5037.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, their heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on Exhibit B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of January 2005.

1510 Ft. Negley, LLC
(Grantor)

By: Douglas L Hirt

Title: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 700,000.00 .

(Affiant)

By:

NB

Title: NB

Subscribed and sworn to before me, this 13 day of January 2005.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

My Commission Expires: April 10, 2005

April 10, 2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas L. Hirt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of 1510 Ft. Negley, LLC, a Tennessee Limited Liability Company, the within-named bargainor, a Tennessee corporation and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of 1510 Ft. Negley, LLC by himself/herself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January 2005.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:

4/10/08

SCHEDULE A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2 of Davidson Equipment, Inc. Subdivision of record in Book 6900, page 42, Register's Office for said County, described as follows:

Beginning at an iron pin in the westerly right-of-way margin of the L & N Railroad property, said iron pin being the southeast corner of the Norvell & Wallace property; thence with said right-of-way S 9 deg. 05' 18" E 327.42 feet to an iron pin, the centerline of Argyle Avenue (now closed by Council Bill 74-954); thence with said line N 82 deg. 55' 35" W 465.45 feet to an iron pin in the easterly right-of-way of I-65; thence with said right-of-way N 1 deg. 13' 30" W 296.53 feet to a concrete monument; thence S 85 deg. 13' E 120.0 feet to a point; thence N 4 deg. 33' W 20.49 feet to a point; thence S 82 deg. 12' 08" E 301.38 feet to the point of beginning, containing 3.16 acres, more or less.

Being part of the same property conveyed to 1510 Ft. Negley, LLC, by deed of record in Book 11280, page 769, said Register's Office.

SCHEDULE B

ENCUMBRANCES

1. Davidson County Real Property Taxes for 2005, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 6900, page(s) 42, said Register's Office.

3. Ingress and egress easement of record in Book 5945, page 419, said Register's Office.

4. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Argyle Avenue as set out in Metro Ordinance No. 74-954.

5. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Southgate Avenue as set out in Metro Ordinance No. 81-748.

6. Lack of direct access to and from Interstate Highway 65.

45273060.1