This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 350,000.00** amount is equal to or greater than the amount which the property transferred would ~~command~~ at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of February, 2005.

Notary Public

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Davidson County DEEDWARR
Recvd: 02/02/05 10:59 2 pgs
Fees:13.00 Taxes:1295.00

20050202-0012215

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
ANDERSON GROUP HOLDINGS, L.L.C.	SAME ADDRESS OF NEW OWNER	190-194 RIVER HILLS DRIVE NASHVILLE, TN 37210
		PROPERTY ADDRESS: 201 RIVER HILLS DRIVE NASHVILLE, TN 37210

MAP PARCEL NUMBER
094-000-134.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **EDWARD C. KENNEDY DBA EDCO REALTY CO.** (collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **ANDERSON GROUP HOLDINGS, L.L.C.** (collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

A TRACT OF LAND LOCATED IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 6, RIVERHILLS INDUSTRIAL PARK, SECTION 7, AS RECORDED IN BOOK 4660, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RADIUS TURNOUT CONCRETE MONUMENT IN THE INTERSECTION OF CLOVERNOOK DRIVE AND RIVER HILLS DRIVE, SAID MONUMENT BEING IN THE NORTH RIGHT-OF-WAY LINE OF CLOVERNOOKDRIVE AND PROCEEDING AS FOLLOWS: WITH THE NORTH RIGHT OF WAY LINE OF CLOVERNOOK DRIVE, NORTH 61 DEG. 45 MIN. WEST A DISTANCE OF 90 FEET TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 636.20 TO A DISTANCE OF 107.71 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY, NORTH 18 DEG. 32 MIN. 58 SEC. EASTA DISTANCE OF 100 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 8 DEG. 32 MIN. 15 SEC. WEST A DISTANCE OF 251.97 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF THE L & N RAILROAD; THENCE, WITH SAID RIGHT OF WAY, NORTH 85 DEG. 10 MIN. EAST A DISTANCE OF 292.48 FEET TO A CONCRETE MONUMENT IN THE WEST RIGHT OF WAY LINE OF RIVER HILLS DRIVE; THENCE LEAVING SAID RIGHT OF WAY AND WITH THE WEST RIGHT OF WAY LINE OF RIVER HILLS DRIVE, SOUTH 4 DEG. 50 MIN. EAST, A DISTANCE OF 61.89 FEET TO A CONCRETE

MONUMENT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 685.28 FEET A DISTANCE OF 395.68 FEET TO A RADIUS TURNOUT CONCRETE MONUMENT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.457 ACRES, MORE OR LESS, AS PER SURVEY BY TURNER ENGINEERING COMPANY DATED NOVEMBER 3, 1973. THE ABOVE DESCRIBED LOT IS SUBJECT TO ALL EASEMENTS, SET-BACK LINES AND OWNER'S CERTIFICATE AS SHOWN ON THE PLAT RECORDED IN BOOK 4660, PAGE 72, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO EDCO REALTY CO. A TENNESEE PARTNERSHIP BY WARRANTY DEED OF RIVERHILLS, INC. A TN CORPORATION DATED DECEMBER 11, 1973 AND RECORDED IN DEED BOOK 4772, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO EDWARD C. KENNEDY DBA EDCO REALTY CO. BY QUITCLAIM DEED OF EDWARD C. KENNEDY AND WALLACE E. NANCE, JR. PARTNERS DBA EDCO REALTY CO. DATED JANUARY 18, 1980 AND RECORDED JANUARY 18, 1980 IN BOOK 5557, PAGE 242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 201 RIVER HILLS DRIVE, NASHVILLE, TN 37210

This property is subject to all matters shown on the Plat of record in Book 4660, Page 72, and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 1st day of February, 2005.

Edward C. Kennedy

EDWARD C. KENNEDY
DBA EDCO REALTY CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD C. KENNEDY DBA EDCO REALTY CO.** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st **day of** February, **2005.**

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009