BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY AND RETURN TO:
HARRIS TITLE & ESCROW, LLC
40 Burton Hills Boulevard, Ste 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com
File #053011

Davidson County DEEDWARR
Recvd: 04/13/05 10:40 2 pgs
Fees:13.00 Taxes:4070.00
20050413-0041009

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Battery Lane Properties, LLC	New Owner 113 Seaboard Lane #A-250 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS:

Lot 1: OH 08772, Map 132-9, Parcel 120.01
Lot 2: OH 08774, Map 132-9, Parcel 120
Lot 3: OH 08776, Map 132-9, Parcel 121.01
Lot 4: OH 08778, Map 132-9, Parcel 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allene Pyburn, as to a one-half undivided interest and the Estate of William H. Pyburn, as to a one-half undivided interest,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Battery Lane Properties, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, and 4 on the Plan of Pyburn's Resubdivision of Lots 2 & 3, Oakhill Subdivision No. 1, of record in Book 3106, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Pyburn and wife, Allene Pyburn by deed from John C. Dalton and wife, Margie Elizabeth Dalton, of record in Book 1160, Page 511, Register's Office for Davidson County, Tennessee; and conveyed to William Pyburn and Allene Pyburn, as tenants in common, and not as tenants by the entirety by Quitclaim Deed from William Pyburn and wife, Allene Pyburn, of record in Book 11491, Page 905, said Register's Office, (as to Lots 1 & 2); and conveyed to William Pyburn and wife, Aline Jared Pyburn by deed from W. H. Haynes and wife, Margaret Haynes, of record in Book 989, Page 233, Register's Office for Davidson County, Tennessee; and conveyed to William Pyburn and Aline Jared Pyburn (also known as Allene Jared Pyburn) as tenants in common, and not as tenants by the entirety by Quitclaim Deed from William Pyburn and wife, Aline Jared Pyburn (also known as Allene Jared Pyburn), of record in Book 11491, Page 904, said Register's Office, (as to Lots 3 & 4). The said William H. Pyburn having since died on May 29, 2004, leaving a Will of record in Will Book 3, Page 76, Docket No. 04P185, Chancery Court for Wilson County, Tennessee.

This conveyance is made subject to: (1) taxes for the year of 2005, a lien, not yet due and payable; (2) all matters shown on the Plan of record in Plat Book 3106, Page 33; (3) easement for a pipe line as set out in instrument of record in Book 460, Page 166; (4) Agreement for Dedication of Easement for Sanitary Sewers , Storm Drainage, Water Mains and Appurtenances, of record in Book 6218, Page 175 (as to Lot 1); and Book 6218, Page 172(as to Lot 2); and Book 6218, Page 178 (as to Lot 3); and Book 6218, Page 181 (as to Lot 4); and (5) all matters shown on the Plan of record in Plat Book 547, Page 49—all of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 945 Battery Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever. **GRANTORS COVENANT** with Grantee, its heirs, and assigns, that said Grantors are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as indicated in this document. **GRANTORS FURTHER COVENANT** and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend title to said land to said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of April, 2005.

Allene Pyburn
Allene Pyburn

Pamela Elizabeth Hazlett

Pamela Elizabeth Hazlett, Co-Executrix of the Estate of William H. Pyburn

Lynda P. Wright

Linda P. Wright, Co-Executrix of the Estate of William H. Pyburn

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared, Allene Pyburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2005.

Cheri D. Welch

Notary Public

My commission expires: 5/30/2007

CHERI D. WELCH NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared, Pamela Elizabeth Hazlett Co-Executrix of the Estate of William H. Pyburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2005.

Cheri D. Welch

Notary Public

My commission expires: 5/30/2007

CHERI D. WELCH NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared, Lynda P. Wright Co-Executrix of the Estate of William H. Pyburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2005.

Cheri D. Welch

Notary Public

My commission expires: 5/30/2007

CHERI D. WELCH NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Sworn and subscribed before me this 7th day of April, 2005.

Priscilla C. Blanek

Notary Public

My commission expires: May 24, 2008

PRISCILLA C. BLANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN