40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
CRSW Land & Cattle Company, LLC
207-29th Avenue, North
Nashville, TN 37203

SEND TAX BILL:
New Owner

Davidson County DEEDWARR
Recvd: 05/20/05 15:56 2 pgs
Fees:13.00 Taxes:2024.92
20050520-0057410

MAP AND PARCEL:
MAP 135
PARCEL 258

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Pharis T. Douglas and wife, Lola Maie Medlin Douglas** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CRSW Land & Cattle Company, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in the Second Civil District of Davidson County, Tennessee, begin Tract No. 2 as shown on an unrecorded plat by E. L. Miller, Jr. and Company, dated December 13, 1963, of part of Rose S. Gill property, said Tract No. 2 being more particularly described as follows:
>
> Beginning at a monument (shown as Station 395 + 27 on Sheet No. 6, Tennessee State Highway Project 1133-A dated 1959) in the easterly margin of Murfreesboro Road, said monument also being in the south boundary line of the Dale property; thence north 69 deg. 45' east 349 feet to a post in the south boundary line of said Dale property; thence with a fence south 6 deg. 00' west 165 feet to an iron pin; thence south 10 deg. 30' east 48.7 feet to an an iron pin; thence south 69 deg. 00' west 242 feet to an iron pin in the easterly margin of Murfreesboro Road; thence with the easterly margin of Murfreesboro Road, 200 feet to the point of beginning. Said Tract No. 2 contains 1.3 acres, more or less.
>
> Being the same property conveyed to Pharis T. Douglas and wife, Lola Maie Medlin Douglas, by deed from Mary Alice (Gill) Douglas, as Trustee, of record in Book 3852, page 698, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, all matters shown on the Plan of record in Instrument No. 20010315-0024829, Register's Office for Davidson County, Tennessee; all matters shown on the Plan of record in Plat Book 4885, page 56, said Register's Office; and such limitations and restrictions and easements as may affect the premises.

This is improved property known as Map 135, Parcel 258, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the

title to the Property to Grantee, its successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of May, 2005.

Pharis T. Douglas

Pharis T. Douglas

Lola Maie Medlin Douglas

Lola Maie Medlin Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Pharis T. Douglas and wife, Lola Maie Medlin Douglas, 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 contained therein.

Witness my hand and official seal this 19 day of May, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $547,277.00.

AFFIANT

Subscribed and sworn to before me
this 19 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007