WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/05 12:17 2 pgs
Fees:13.00 Taxes:5846.00
20050718-0083111

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Falcon Properties/Nashville Partners	**SAME**	133-6-272
(NAME)	(NAME)	
1330 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Horrell Properties, Inc., a Tennessee Corporation** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Falcon Properties/Nashville Partners, a TN General Partnership**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND being in Nashville, Davidson County, Tennessee, being Lot 11-C on the re-subdivision plat of Lot 11-A, Section One, Allied Industrial Park, recorded in Plat Book 5190, page 643, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a concrete monument, monument being the southeast end returns in the northerly margin of Allied Drive at Keystone Drive. Thence with said northerly margin South 85 deg. 46' 30" East 593.42 feet to a concrete monument being the point of beginning. Thence leaving said northerly margin of Allied Drive North 04 deg. 13' 30" East 232.38 feet to an iron pin. Thence North 85 deg. 46' 30" West 21.50 feet to an iron pin. Thence North 04 deg. 13' 30" East 40.00 feet to an iron pin. Thence North 85 deg. 46' 30" West 221.26 feet to an iron pin. Thence North 04 deg. 13' 30" East 193.84 feet to an iron pin. Thence South 86 deg. 09' 01" East 332.77 feet to an iron pin. Thence South 04 deg. 13' 30" West 468.40 feet to a concrete monument in the northerly margin of Allied Drive. Thence with said margin of Allied Drive North 85 deg. 46' 30" West 90.00 feet to the POINT OF BEGINNING, containing 2.072 acres, according to the survey by Michael V. Holmes & Associates, Inc. dated July 7, 1982.

BEING the same property conveyed to Horrell Properties, Inc. by deed from Allied Partners, a joint venture composed of John Horrell, Steve Horrell, Leroy Norton and Steve Hewlett of record in Book 6430, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 420 Allied Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of July, 2005.

Horrell Properties, Inc.

By: Steve Horrell, President

Steve Horrell, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Horrell, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Horrell Properties, Inc., the within named bargainor, a corporation, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Horrell as such President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2005.

Commission expires: 7-19-08



Jim Connors

Notary Public