Davidson County Box 14-A
File No. 19218-6

PROPERTY TAX INFORMATION:

OWNER: Park Elm Plaza, LLC
1451 Elm Hill Pike,
Suite 310
Nashville, TN 37210

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 09/13/05 08:15 2 pgs
Fees:13.00 Taxes:8140.00
20050913-0109594

Map/Parcel: 106-3-24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **DOUGLAS L. PATRICK and JAMES M. PATRICK**, have bargained and sold and do hereby transfer and convey unto **PARK ELM PLAZA, LLC**, its successors and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike and on the west by relocated Spence Lane and described according to a survey by Southern Development Consultants Inc., dated February 17, 1973, revised January 9, 1974, more particularly described as follows:

Beginning at a point on the southerly margin of Elm Hill Pike 463 feet easterly from the centerline of said Relocated Spence Lane; thence along the southern margin of Elm Hill Pike South 84 deg. 46 min. West 406.71 feet to a concrete monument the beginning of a return radius to the left; thence along said radius of 25.00 feet having a central angle of 95 deg. 43 min. 10 sec. 41.77 feet to a concrete monument on the easterly right-of-way of Spence Lane the beginning of a curve to the left; thence along said curve having a radius of 521.755 feet and a central angle of 31 deg. 48 min. 52 sec. 289.71 feet to a point; thence South 42 deg. 40 min. 02 sec. East 101.27 feet to a point, the beginning of a curve to the right; thence along said curve having a central angle of 06 deg. 22 min. 23 sec., and a radius of 512.88 feet, a curved length of 57.07 feet to a point; thence South 86 deg. 23 min. East 164.86 feet to a point; thence North 03 deg. 29 min. East 450.00 feet to the point of beginning, containing 3.20 acres, more or less.

BEING the same property conveyed to the Douglas L. Patrick and James M. Patrick by Deed of record in Book 20010501-0043545 of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which are being prorated between the parties hereto with the Grantors paying to the Grantee their proportionate share and the Grantee assuming and agreeing to pay the same in full when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 9th day of September, 2005.

DOUGLAS L. PATRICK

JAMES M. PATRICK

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 9th day of September, 2005, before me personally appeared DOUGLAS L. PATRICK and JAMES M. PATRICK, to me known or who proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EMMA LEDGE Notary Public RUTHERFORD COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 6/22/08

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 9th day of September, 2005.

NOTARY PUBLIC

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/07