03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/23/05 12:14 3 pgs
Fees:18.00 Taxes:2590.00

20050923-0114439

03-0508-33050

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Nell 5102 Heathrow Blvd. Brentwood, TN 37027	New Owner	145-02-O-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James A. McKanna and wife, Vivien Casagrande, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Nell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

Being part of the same property conveyed to James A. McKanna and wife, Vivien Casagrande, by Installment Deed from Howard (F.) George and wife, Mary T. George, of record in Book 5794, Page 161, Register's Office for Davidson County, Tennessee.

James Andrew McKanna and James A. McKanna being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5 acres at 1400 Tyne Blvd., Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 26th day of August, 2005.

James A. McKanna

Vivien Casagrande
By: James Andrew McKanna, Atty in Fact
By James Andrew McKanna, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James A. McKanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of August, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Andrew McKanna, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Vivien Alice Casagrande and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August, 2005.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

EXHIBIT "A"

SURVEYOR'S DESCRIPTION
Map 145.02 ,part of Parcel 20

Being land in the 34th Council District of Davidson County, Tennessee, and being a portion of the land conveyed James A. McKanna, etux as of record in Deed Book 5794, Page 161, R.O.W.C., Being generally located on Tyne Boulevard north of Lynmont Drive and being more particularly described as follows:

Beginning, at an existing iron pin on the northerly right-of-way line of said Tyne Boulevard at the southeasterly corner of Lot 4 Tyne Crest-Section 4 Book 4715, Page 173, R.O.D.C.;

Thence, with the lines of said Tyne Crest-Section 4 the following calls:

N 49°45'42" W a distance of 129.65' to an existing iron pin;
N 22°25'45" W a distance of 90.30' to an existing iron pin;
N 52°06'00" W a distance of 124.11' to an existing iron pin;
S 78°17'20" W a distance of 134.34' to an existing iron pin on the right-of-way line of Georgetown Court;

Thence, along said right-of-way of Georgetown Court with a curve turning to the left with an arc length of 24.88', with a radius of 39.71', with a chord bearing of N 25°51'13" W, with a chord length of 24.48' to a set iron pin,

Thence, leaving said right-of-way with a severance line through said James A. McKanna, etux the following calls:

N 49°58'40" E a distance of 62.12' to a set iron pin;
N 24°35'40" E a distance of 402.50' to a set iron pin on the southerly line of Lot 331Seven Hills Section 8 as of record in Book 3300, Page 14, R.O.D.C.;

Thence, with the lines of said Seven Hills Section 8 the following calls:

S 86°38'21" E a distance of 191.67' to an exiting iron pin;
S 89°51'09" E a distance of 128.47' to an exiting iron pin;
S 09°06'15" E a distance of 224.95' to an exiting iron pin on the northerly right-of-way line of Tyne Boulevard;

Thence, with said northerly right-of-way line of Tyne Boulevard the following calls:

S 18°05'49" W a distance of 169.68' to an exiting iron pin;

with a curve turning to the right with an arc length of 290.00', with a radius of 694.50', with a chord bearing of S 30°03'34" W, with a chord length of 287.90', to an exiting iron pin; which is the point of beginning.

Having an area of 217,844 square feet or5.00 acres more or less.