Davidson County Box 14-A
File No. 19026-6

Map 071-03-0;
Parcel 023.00

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

ADDRESS NEW OWNER AS FOLLOWS:
Plum Street Investors
c/o Chas. Hawkins Co., Inc.
706 Church Street, Suite 200
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 10/19/05 08:29 6 pgs
Fees:33.00 Taxes:1525.88
20051019-0125810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, J. E. Weatherford, Jr. and Kenneth L. Weatherford, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto Plum Street Investors, a Tennessee joint venture composed of William H. Hawkins, James M. Woodard, James P. Brakefield and John Powell Lowe, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being all of the same property conveyed to J. E. Weatherford and Kenneth L. Weatherford, Trustees, by Successor Trustee's Deed from Andrew B. Gibson, Jr., Successor Trustee, of record in Instrument No. 20041001-0118491, Register's Office for Davidson County, Tennessee, said Successor Trustee's Deed having since been revised for the correct name of the Grantees therein to J. E. Weatherford, Jr. and Kenneth L. Weatherford by Instrument of Correction of record as Instrument No. 20051019-0125809, said Register's Office.

This is improved property, known as: 2520 Plum Street, Nashville, Tennessee 37207.

The herein described property is commercial property and is not now nor ever has been the principal place of residence of the Grantors herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid at closing.

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, the Grantors further covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "B". Grantors do further covenant and bind themselves and their heirs and assigns, to warrant and

forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto this the 17th day of October, 2005.

Kenneth L. Weatherford

(see following page for signature and notary acknowledgment of J. E. Weatherford, Jr.)

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 Kenneth L. Weatherford, one of two bargainors, 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 therein contained.

Witness my hand and official seal on this the 17th day of October, 2005.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

J. E. Weatherford, Jr.

STATE OF FLORIDA)
COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. E. Weatherford, Jr., one of two bargainors, 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 therein contained.

Witness my hand and official seal on this the 17th day of October, 2005.

RONALD D. HOVE
MY COMMISSION # DD 370418
EXPIRES: December 19, 2008
1-800-3-NOTARY FL Notary Discount Assoc. Co.

Notary Public
My Commission Expires: 12/19/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 412,400.00.

Affiant

Subscribed and sworn to before me this the 17th day of October, 2005.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY TENN.

Notary Public
My Commission Expires: 3/22/09

EXHIBIT "A"

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING AXLE, AT THE INTERSECTION OF THE SOUTHERLY TERMINUS OF HART STREET, 50 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF HART STREET, AT A CORNER COMMON WITH LOT 36 OF THE PLAN OF JONES AND HARTS SUBDIVISION, AS OF RECORD IN PLAT BOOK 332, PAGE 43, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PROPERTY OF JOHN T. & WILLIAM M. HUDGINS, AS OF RECORD IN DEED BOOK 9761, PAGE 756, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EXISTING AXLE BEING LOCATED AT NORTHING: 685,011.18, EASTING: 1,741,829.86 ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF LINE HART STREET, WITH THE SOUTHERLY TERMINUSES OF HART STREET AND ALLEY NUMBER 1077, 15 FEET IN WIDTH, ALSO WITH THE SOUTHERLY PROPERTY LINES OF LOT 35 AND 23 OF SAID PLAN OF JONES AND HART SUBDIVISION, SOUTH 80 DEG 35 MIN 05 SEC EAST, 496.98 TO AN EXISTING IRON ROD THE WESTERLY RIGHT OF WAY LINE OF PLUM STREET, 50 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF PLUM STREET, SOUTH 16 DEG 43 MIN 05 SEC WEST, 46.48 FEET TO AN IRON ROD SET;

THENCE WITH THE SOUTHERLY TERMINUS OF PLUM STREET, SOUTH 73 DEG 16 MIN 55 SEC EAST, 50.00 FEET TO AN IRON ROD SET;

THENCE WITH THE EASTERLY RIGHT OF WAY LINE OF PLUM STREET, NORTH 16 DEG 43 MIN 05 SEC EAST, 53.52 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 22 SAID PLAN OF JONES AND HART SUBDIVISION;

THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF PLUM STREET WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 22, SOUTH 81 DEG 18 MIN 27 SEC EAST, 73.20 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH THE PROPERTY OF FRANK L. HASTINGS, ET UX, AS OF RECORD IN DEED BOOK 8016, PAGE 323, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF FRANK L. HASTINGS, ET UX, AND THE WESTERLY PROPERTY LINE OF ROBERT M. WINGO, ET UX, AS OF RECORD IN DEED BOOK 4648, PAGE 266, AND INSTRUMENT NUMBER: 20040607-0066582, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 14 DEG 23 MIN 40 SEC WEST, 263.90 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE NORTHERLY PROPERTY LINE OF ROBERT M. WINGO, ET UX, NORTH 80 DEG 12 MIN 22 SEC WEST, 507.96 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE WESTERLY PROPERTY LINE OF ROBERT M. WINGO, ET UX, SOUTH 11 DEG 21 MIN 48 SEC WEST, 100.00 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHERLY PROPERTY LINE OF JERRY POTEAT AND JERILYNN BOCK, CO-TRUSTEES, AS OF RECORD IN DEED BOOK 11226, PAGE 811, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF JERRY POTEAT AND JERILYNN BOCK, CO-TRUSTEES, NORTH 80 DEG 51 MIN 21 SEC WEST, 319.36 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE WITH THE EASTERLY PROPERTY LINE OF JERRY POTEAT AND JERILYNN BOCK, CO-TRUSTEES, NORTH 16 DEG 14 MIN 10 SEC EAST, 220.68 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 17 DEG 14 MIN 09 SEC EAST, 142.50 FEET TO AN EXISTING CONCRETE MONUMENT IN THE SOUTHERLY PROPERTY LINE OF SAID LOT 36;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 36, SOUTH 80 DEG 19 MIN 19 SEC EAST, 187.34 FEET TO THE POINT OF **BEGINNING**. CONTAINING 240,237 SQUARE FEET OR 5.515 ACRES MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 71-3, PARCEL 23 (2520 PLUM STREET) PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE R. L. S. NO. 1512, DATED JULY 26, 2000 AS REVISED ON JUNE 10, 2005 AND OCTOBER 14, 2005, AND BEARING JOB NO. 05161 MHC/CW.

EXHIBIT " B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 071-03-0, Parcel 023.00
2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4822, page 779, Register's Office for Davidson County, Tennessee.
3. Street Dedication Deed of record in Book 3707, page 33, Register's Office for Davidson County, Tennessee.
4. Matters shown on ALTA/ACSM Land Title Survey of Tax Map 71-3, Parcel 23 (2520 Plum Street) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R. L. S. No. 1512, dated July 26, 2000 as revised on June 10, 2005 and October 14, 2005, and bearing job no. 05161 MHC/CW.