BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 10/31/05 11:56 3 pgs
Fees:18.00 Taxes:3700.00
20051031-0131186

FROM: Robert E. McNeilly, Jr.

TO: Elliott G. Greenberg and wife, Alizah Greenberg

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Elliott G. and Alizah Greenberg	SAME	
4323 Glen Eden Drive		Map 116-15
Nashville, TN 37205		Parcel 19

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2005.

Notary Public

My Comm. Expires: 11/24/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert E. McNeilly, Jr., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Elliott G. Greenberg and wife, Alizah Greenberg, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the City of Belle Meade, being part of Lot Nos. 93, 94, 134, and that part of Fifth Street, now closed, lying between said Lot Nos. 93, 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, described together as follows:
>
> Beginning at a point in the southerly margin of Glen Eden Drive, said point being north 57 degrees 08 minutes west, 210.21 feet as measured along said southerly margin, from the westerly margin of Westview Avenue; thence, leaving said southerly margin with the westerly line of the property conveyed to Frank W. Blair, III, et ux.,

by deed of record in Book 5577, page 311, Register's Office for Davidson County, Tennessee, and Book 6295, page 355, Register's Office for Davidson County, Tennessee, south 17 degrees 57 minutes west, 309.68 feet to a point in the northerly line of the property conveyed to Paul M. Davis by deed of record in Book 5078, page 341, Register's Office for Davidson County, Tennessee; thence, with said northerly line, north 77 degrees 36 minutes west, 146.40 feet to an iron pin in the easterly line of Davis Estates, Section 2, of record in Book 3600, page 63, Register's Office for Davidson County, Tennessee; thence, with said easterly line, north 04 degrees 34 minutes east, 379.56 feet to an iron pin in the southerly margin of Glen Eden Drive; thence, with the southerly margin with a curve to the right, 133.90 feet to a point, said curve having a central angle of 13 degrees 58 minutes 56 seconds, a radius of 548.70 feet, a tangent of 67.29 feet, and a chord of south 64 degrees 07 minutes east, 133.57 feet; thence continuing with said southerly margin, south 57 degrees 08 minutes east, 104.79 feet to the point of beginning, containing 64,907 square feet, or 1.49 acres, more or less.

Being the same property conveyed to Mary K. McNeilly by deeds of record in Book 7058, page 695, said Register's Office and Book 7438, page 448, said Register's Office, the said Mary K. McNeilly having since died. Said property was transferred to Robert E. McNeilly, Jr. by will of Mary Katherine McNeilly, of record in Volume 5702/1655644, Probate Court for Davidson County, Tennessee, and by deed from Robert E. McNeilly, Jr., Trustee of the Mary Katherine McNeilly Family Trust, of record as Instrument No. 20050217-0018339, as corrected by Instrument No. 20051013-0123503, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2005 Metropolitan Government and Belle Meade City taxes, which have been prorated.

2. All matters shown on the plan of record in Book 974, page 85, said Register's Office.

3. Telephone and telegraph line easement, of record in Book 1221, page 378, said Register's Office.

4. Sanitary sewer easement of record in Book 5787, page 132, said Register's Office.

This is property known as 4323 Glen Eden Drive, Nashville, Tennessee 37205.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 28th day of October, 2005.

Robert E. McNeilly, 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 Robert E. McNeilly, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.