Davidson County DEEDWARR
Recvd: 11/08/05 11:02 6 pgs
Fees:33.00 Taxes:740.00
20051108-0135210

This Instrument Prepared By:
Miller & Martin PLLC (RLD)
Suite 1000
Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Delrose Court, L.P. **4823 Old Kingston Pike** **Suite 205** **Knoxville, TN 38919**	**Same**	**Map # 161** **Parcel # 284**

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **MURPHY DEVELOPMENT, LLC**, a Tennessee limited liability company (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **DELROSE COURT, L.P.** a Tennessee limited partnership (herein "Grantee") that certain tract of land located on Swiss Avenue, in the City of Nashville, County of Davidson, State of Tennessee, as more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of the real estate; that it has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered except as set forth on Exhibit "B" attached hereto; and that it will forever warrant and defend the same against the lawful claims of all persons whomsoever, except as set forth on Exhibit "B".

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of November, 2005.

MURPHY DEVELOPMENT, LLC,
A Tennessee limited liability company

By: _____
Paul J. Murphy, III
Managing Member

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared PAUL J. MURPHY, III, to me known (or proved to me on the basis of satisfactory evidence), as the Managing Member of Murphy Development, LLC, a Tennessee limited liability company, the within named bargainor, who acknowledged that in such capacity, he executed the foregoing instrument for the purposes therein contained, as the duly authorized act of said entity.

WITNESS my hand, at office, this 7th day of November, 2005.

CHRIS DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

_____
Notary Public
[Notarial Seal]
My Commission Expires: 2-4-07

STATE OF TENNESSEE)
COUNTY OF KNOX)

I, Paul J. Murphy, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this, transfer or value of the property transferred, whichever is greater, is $ 200,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 7th day of November, 2005.

Notary Public
My Commission Expires: 2-4-07

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

EXHIBIT "A"

Commencing at an iron rod situated in the southerly margin of Swiss Avenue, said point also being the northwest corner of the Resubdivision of Lot 2 Hickory Commercial Park Section One of record in Plat Book 11190, Page 29, in the Register's Office of Davidson County, Tennessee;

Thence, leaving said road, S 06 deg 20'59" W, a distance of 530.59 feet to an iron rod;

Thence, S 06 deg 27'04" W, a distance of 549.41 feet to the point of beginning of the herein described tract;

Thence, S 06 deg 27'04" W, a distance of 122.75 feet to an iron rod;

Thence, S 07 deg 34'21" W a distance of 434.63 feet to an iron rod;

Thence, N 83 deg 25'36" W a distance of 409.85 feet to an iron rod;

Thence, N 08 deg 28'26" E a distance of 102.15 feet to an iron rod;

Thence, N 34 deg 25'13" W a distance of 398.20 feet to an iron rod;

Thence, N 18 deg 25'37" E a distance of 46.22 feet to an iron rod;

Thence, N 38 deg 43'30" W a distance of 145.13 feet to an iron rod situated in the easterly margin of Swiss Avenue;

Thence, along said road, along a curve to the right, having a central angle of 07 deg 57'08", a radius of 221.54 feet, a tangent of 15.41 feet, a length of 30.76 feet, and having a chord which bears N 47 deg 36'13" E, a distance of 30.74 feet to an iron rod;

Thence, along said road, N 51 deg 34'47" E a distance of 280.50 feet to an iron rod;

Thence, leaving said road, S 38 deg 25'13" E a distance of 303.55 feet to an iron rod;

Thence, S 83 deg 32'56" E, a distance of 335.62 feet to the point of beginning and containing 359,365.247 square feet or 8.250 acres of land.

Being part of the same property conveyed to Murphy Development, LLC, a Tennessee limited liability company by Deed of record as Instrument No. 20021219-0157074, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

1. Taxes and assessments for 2005 and later years.

2. All matters shown on the Plan of record in Book 6900, Page 806, P.U.D. Boundary Plat for Hickory Heights, of record as Instrument No. 20021107-0137236, and Subdivision Plat to be recorded in the Register's Office for Davidson County, Tennessee.

3. No improvements can be made to the land until a subdivision plat has been recorded.

4. Land Use Restriction Agreement of record as Instrument 20021219-0157075, in the Register's Office for Davidson County, Tennessee.