Box 14A

Davidson County DEEDWARR
Recvd: 11/14/05 10:59 4 pgs
Fees:23.00 Taxes:950.90
20051114-0137002

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

File No. 19224-6

Map 133-02-0;
Parcel 328.00

ADDRESS NEW OWNER AS FOLLOWS:
Triple Z Properties, LLC
2111 Nolensville Pike
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

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, Ronald D. Atkisson and wife, Karen Atkisson, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto Triple Z Properties, LLC, a Tennessee limited liability company, 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:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the same property conveyed to W.P. Sandford and A.J. Shelton, et ux, in Deed Book 638, page 592, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows according to a survey prepared by Dale and Associates, Inc., dated February 21, 1985.

BEGINNING at a point in the easterly right-of-way of Nolensville Road (80' R-O-W) and the northerly margin of an alley; thence along said right-of-way North 22 deg. 44' 01" West a distance of 150.24 feet to a point marking the beginning of a radius intersecting the southerly right-of-way of McCall Street (50' R-O-W); thence around said curve to the right having a central angle of 119 deg. 39' 01", a radius of 13.00 feet, and a total length of 27.115 feet to a point; thence South 83 deg. 05' 00" East a distance of 165.35 feet to a point; thence South 6 deg. 55' 00" West a distance of 150.00 feet to a point; thence North 83 deg. 05' 00" West a distance of 102.32 feet to the point of BEGINNING, containing 0.49 acres of land, more or less, and being part of Lots 7 and 8 and all of Lot 9 on the Map of The McLester Addition to Nolen Heights, as of record in book 421, page 92, said Register's Office.

Being the same property conveyed to Ronald D. Atkisson and wife, Karen Atkisson by Deed from Rossmore Enterprises, a California corporation, of record in Instrument No. 20041129-0141288, Register's Office for Davidson County, Tennessee.

This is improved commercial property, known as: 3404 Nolensville Pike, Nashville, Tennessee 37211.

The herein described property 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 by the Grantors.

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 "A". 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 10th day of November, 2005.

Ronald D. Atkisson

By: Karen A. Atkisson, Atty-in-fact
Karen A. Atkisson, Attorney-in-fact

Karen A. Atkisson

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 Karen A. Atkisson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th day of November, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(more notary acknowledgments on following page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Karen A. Atkisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Ronald D. Atkisson, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ronald D. Atkisson for the purpose therein contained, by signing the name of Ronald D. Atkisson by herself as Attorney-in-Fact.

Witness my hand and official seal on this the 10th day of November, 2005.

Notary Public
My Commission Expires: 5/30/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 257,000.00.

Affiant

Subscribed and sworn to before me this the 10th day of November, 2005.

Notary Public
My Commission Expires: 3/22/09

EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, a lien, not yet due and payable. (Tax Map 133-02-0, Parcel 328.00)
2. Matters shown on the Plan of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.