Davidson County DEEDWARR
Recvd: 11/22/05 13:13 3 pgs
Fees:18.00 Taxes:4810.00

20051122-0141131

FROM: Broyhill Realty, Inc.

TO: James A. Crossman and David E. Rawlings

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James A. Crossman and David E. Rawlings	same	
c/o Jim Crossman Realty		Map 134
102 Woodmont Blvd., Suite 209		Parcel 217
Nashville, Tennessee 37205		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Susan Bates
Affiant

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Subscribed and sworn to before me, this the 18TH day of NOVEMBER, 2005.

Joseph V. Ferrelli
Notary Public

My Comm. Expires:_____

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, Broyhill Realty, Inc., a North Carolina corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto James A. Crossman and David E. Rawlings, as tenants in common, collectively hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located in the North Easterly corner of the intersection of Harding Place and Antioch Pike, and being more particularly described as follows:

BEGINNING at an Iron Pin in the Easterly Right of Way of Antioch Pike, said Iron Pin being N32 degrees 44' 32" West, 100.00 feet of the center line of Harding Place;

THENCE, with the Easterly Right of Way of Antioch Pike N32 degrees 44' 32" W, 133.10 feet to an Iron Pin;

THENCE, leaving said Easterly Right of Way of Antioch Pike N57 degrees 15' 28" E, 235.00 feet to an Iron Pin;

THENCE, S29 degrees 44' 41" E, 202.34 feet, to an Iron Pin in the Northerly Right of Way of Harding Place;

THENCE, with the Northerly Right of Way of Harding Place with a curve to right, having a central angle of 01 degrees 50' 13" a radius of 1,859.86 feet, a tanget of 29.85 feet and a chord of 59.68 feet to an Iron Pin;

THENCE, with said Northerly Right of Way at Harding Place S62 degrees 23' 00" W, 105.09 feet to an Iron Pin;

THENCE N 0 degrees 14' 24" W, 81.70 feet to the Point of Beginning. Containing 0.98 acres more or less.

Being the same property conveyed to Grantor by deed dated November 27, 1987 from Broyhill Investments, Inc. f/k/a Broyhill Consolidated Warehouse Corporation of record in Book 7428, page 473, Register's Office of Davidson County, Tennessee.

This is improved property known as 5000 Harding Place (formerly known as 1209 Antioch Pike), Nashville, Tennessee.

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

1. All matters shown on the survey of Galyon W. Northcutt, Tennessee RLS # 1529, Galyon Northcutt Surveying, dated August 31, 2005.

2. Taxes for the year 2005 and subsequent years.

3. Restrictive covenants of record in Book 4683, page 864, Register's Office of Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEE that GRANTOR 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 itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 7TH day of NOVEMBER, 2005.

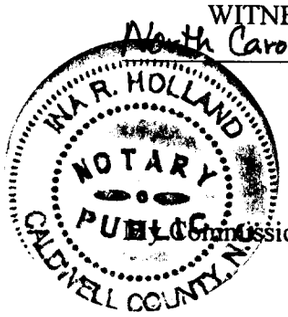
BROYHILL REALTY, INC.

By: Paul H. Broyhill
Print Name: Paul H. Broyhill
Print Title: Chairman

STATE OF North Carolina
COUNTY OF Caldwell

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul H. Broyhill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of Broyhill Realty, Inc., the within named bargainor, a North Carolina corporation, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand and official seal at Lenoir, Caldwell County, North Carolina, this 7th day of November, 2005.



Ina R. Holland
Notary Public

My Commission Expires: 5-15-2010

1153820.3