STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCELS
106-06-0; 62.00
#05-09-040-J

The actual consideration or value, whichever is greater, for this transfer is $ 960,000.00.

David P. Caldwell
Affiant

Subscribed and sworn to before me this the 13th day of December, 2005.

My Commission Expires: 11-14-2009

Ronald L. Logan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY & RETURN TO: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

~~ADDRESS NEW OWNER(S) AS FOLLOWS:~~
Y&S COMPANY, GP,
A TENNESSEE GENERAL PARTNERSHIP
2627 Grandview Ave.
Nashville, TN 37221

~~SEND TAX BILLS TO:~~
"NEW OWNER"

Davidson County DEEDWARR
Recvd: 12/19/05 12:02 2 pgs
Fees:13.00 Taxes:3552.00
20051219-0151783

SPECIAL 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, **DAVID P. CALDWELL AND GLEN L. ROBERTS AS CO-TRUSTEES WITH FULL POWER TO CONVEY, TRANSFER, ASSIGN AND MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **Y&S COMPANY G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, and being described according to As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated October 5, 2005, as follows:

BEGINNING at an iron pin on the southerly margin of Murfreesboro Pike and the northeastern corner of the Kile Property, as of record in Book 10167, page 388, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence along Murfreesboro Pike, S71°01'10" E, 210.03 feet to an iron pin;
(2) Thence along Blanton Avenue, S18°59'46" W, 437.96 feet to an iron pin;
(3) Thence along Hill Avenue, N71°46'46"W, 210.08 feet to an iron pin;
(4) Thence N19°00'00" E, 440.74 feet to the point of beginning, containing 92,285.13 square feet or 2.11 acres, more or less.

Being the same property conveyed to David P. Caldwell and Glen L. Roberts, Co-Trustees with full power to convey, transfer, assign and mortgage without the joinder of any beneficiary, by General Warranty Deed from Ronald D. Smith and Terry G. Smith of record in Book 8987, page 816, Register's Office for Davidson County, Tennessee.
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 assumed by the Grantee(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 13th day of December, 2005.

David P. Caldwell

DAVID P. CALDWELL, CO-TRUSTEE

Glen P. Roberts

GLEN L. ROBERTS, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **DAVID P. CALDWELL AND GLEN L. ROBERTS AS CO-TRUSTEES WITH FULL POWER TO CONVEY, TRANSFER, ASSIGN AND MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIAIRY**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2005.

My Commission Expires: 11-14-2009

Ronald L. Logan
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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