NEW OWNER:
Bott Communications, Inc.
10550 Barkley Ste 108
Overland Park KS 66212

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: DBF

Map 94
Parcel 18

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/12/06 10:33 4 pgs
Fees:23.00 Taxes:1850.00
20060112-0004719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thousand and 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM O. BARRY**("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **BOTT COMMUNICATIONS, INC.,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in 15th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land lying in the 15th Civil District of Nashville, Davidson County, Tennessee, and being the same property conveyed to William O. Barry of record in Deed Book 5611, page 281, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a iron pin (set) on the Southerly margin of River Hills Drive (50' R.O.W.) and being the Northeasterly corner of the hereon described tract, having a Tennessee State Plane Coordinate N-667636.68 E-1757611.97; thence, along or near the Westerly lines of Metro Government Public Works of record in Deed Book 6360, page 910, Register's Office for Davidson County, Tennessee the next four(4) courses and distances;

Thence South 08 degrees 00' 57" East, a distance of 487.62 feet to an iron pin (set);
Thence South 08 degrees 00' 57" East, a distance of 6.00 feet to an iron pin (set);
Thence South 53 degrees 04' 12" West, a distance of 76.86 feet to an iron pin (found);
Thence South 01 degrees 15' 25" East, a distance of 276.00 feet to an iron pin (set);

Thence, along the Northerly margin of Nashville Eastern Railroad North 89 degrees 03' 14" West, a distance of 587.00 feet to a iron pin (set);
Thence, along or near the easterly line of JRS, LLC of record in Instrument Number 200309250142428, Register's Office of Davidson County, Tennessee
North 08 degrees 44' 23" East, a distance of 345.64 feet to an iron pin (found);
Thence along or near the Southerly and Easterly lines of Cecil L. Saffles, et ux, of record in Deed Book 6584, page 805, Register's Office for Davidson County, Tennessee the next two (2) courses and distances;
Thence, North 82 degrees 56' 10" East, a distance of 556.75 feet to an iron pin (found);
Thence, North 08 degrees 07' 16" West, a distance of 393.49 feet to an iron pin (found);
Thence along the southerly margin of River Hills Drive North 86 degrees 14' 03" East, a distance of 24.07 feet to the point of beginning.
Containing 226,416 square feet 5.20 acres more or less.

Being the same property conveyed to William O. Barry by QuitClaim Deed from Jon H. Shepherd, unmarried, Richard G. Shepherd and wife, Theresa Shepherd, Richard H. Shepherd and wife, Nancy Shepherd, Patricia S. Libby and husband, William Libby and Barbara Parrish and husband, John Parrish, by deed dated April 21, 1980 of record in Book 5606, page 208 and re-recorded in Book 5611, page 281, Register's Office for Davidson County, Tennessee

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record, and further subject any and all matters as set forth in **Exhibit "A"** attached hereto.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I **Joyce Barry**, spouse of the said **William O. Barry**, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 11th day of JANUARY, 2006.

WILLIAM O. BARRY

JOYCE BARRY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM O. BARRY AND JOYCE BARRY** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of JANUARY, 2006.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-27-09

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The actual consideration or value, whichever is greater, for this transfer is **$ 500,000.00 .**

AFFIANT

Sworn to and subscribed to before me this 11th day of JANUARY, 2006.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-27-09

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Taxes for the year of 2006 a lien, not yet due and payable.
2. Ingress/Egress Easement of record in Book 5611, page 281, and in book 2394, page 102, Register's Office for Davidson County, Tennessee.