This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 01/18/06 15:51 3 pgs
Fees:18.00 Taxes:1591.00
20060118-0006870

GENERAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Umbrella Investment Corporation **512 Autumn Springs Court** **Suite B** **Franklin, TN 37067**	**(Same)**	**164-0-56**

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Know all men by these presents that, **Herbert Gleaves** (herein the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Umbrella Investment Corporation**, a Tennessee corporation (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property commonly known as: **3694 Hamilton Church Road, Antioch, Tennessee 37013.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, including the following: Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 2011029-0117537 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, their heirs, successors and assigns, forever.

The Grantor, for himself, heirs, successors and assigns covenant with the Grantee that the Grantor are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor have good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER

DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors and/or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 12th day of January, 2006.

Herbert Gleaves

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Herbert Gleaves** the within named bargainor, 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, at office, this 12th day of January, 2006.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public
My commission expires: 11-21-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer of property is ~~$430~~,000.00.

Affiant

Sworn to and subscribed before me this
12th day of January, 2006.

Notary Public
My Commission Expires: 11-21-09

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

EXHIBIT A

[Property Legal Description]

TRACT 1:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at a steel fence post in the North margin of Hamilton Church Road at the Southeast corner of a 16.6 acre tract conveyed to Herbert Gleaves and wife, Maggie Mai Gleaves, by deed of record in Book 3162, page 377; thence with the East line of said Tract, North 13° 30' East, 903 feet to a stake and iron pin in the South line of the Oliver Dale Tract; thence with said Tract, south 85° 10' East along a fence, 510 feet to a concrete monument, a corner of the property conveyed to the United States of America, by Herschel Gleaves, as of record in Book 3923, page 778, said Register's Office; thence along the West boundary of the U. S. Government Tract, South 36° 21' West 1,055 feet, more or less, to a concrete monument in the North margin of Hamilton Church Road; thence with said road, North 70° 35' West 162.4 feet to the beginning, containing 7 acres more or less.

TRACT 2:

Land located in the 2nd Civil District of Davidson County, Tennessee, being a 16.6 acre tract, more or less, according to an unrecorded survey by E.C. Miller, Jr., dated November 25, 1960, and more particularly described by metes and bounds as follows:

Beginning at a stake and iron pin at steel fence post, the same being in the Northerly margin of Hamilton Church Road and running thence with the Northerly margin of Hamilton Church Road, N 70° 35' W 298 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road N 70° 40' W 59.5 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road N 76° 50' W 94.5 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road, N 78° 55' W 87.3 feet to a stake and cor. post; thence leaving the Northerly margin of Hamilton Church Road (with fence), N 2° 20' W 352 feet to iron pin and corner post; thence N 87° 40' W 483 feet to an iron pin and corner post; thence N 7° 05' E, 448 feet (with fence) to stake and corner post; thence S 85° 10' E 1,170 feet (with fence) to stake and iron pin in fence; thence S 13° 30' W 903 feet to the point of beginning.

Being the same property conveyed to HERBERT GLEAVES and wife, MAGGIE MAI GLEAVES, by deed from HERSCHEL GLEAVES, a widower, of record in Book 3976, page 820, as corrected in Book 4180, page 885, in the Register's Office for Davidson County, Tennessee, the said Maggie Mai Gleaves having since died.