Davidson County DEEDWARR
Recvd: 01/19/06 15:59 3 pgs
Fees:18.00 Taxes:2147.70
20060119-0007495

2nd

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER AND MAIL TAX BILLS TO:	PROPERTY ADDRESS:	INDEXING INSTRUCTIONS:
Kay K. Bains Bradley Arant Rose & White LLP One Federal Place 1819 5th Avenue North Birmingham, AL 35203	890 Rivergate,LLC 2000 Glen Echo Rd Ste. 105 Nashville,TN 37215	TAX PARCEL NO: 34-2/62	

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation, successor by merger to **UNION PLANTERS BANK, NATIONAL ASSOCIATION,** a national banking association, successor by merger to **UNION PLANTERS BANK OF MIDDLE TENNESSEE, NATIONAL ASSOCIATION**, a national banking association ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it paid by **890 RIVERGATE, LLC**, a Tennessee limited liability company ("Grantee"), does hereby grant bargain, sell, and convey to Grantee, its successors and assigns forever, the following described Property:

Lot A as shown on the final plat entitled 'Resubdivision Lot A, Rivergate Park' of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee, being the same property conveyed to Union Planters Bank of Middle Tennessee, National Association, by Deed of Record in Book 9433, page 425, Register's Office for Davidson County, Tennessee. Said property is described in a survey prepared May 3, 2005, by Christopher J. Mabery (RLS No. 2483) of Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, and is more particularly described as follows:

Beginning at a point in the easterly margin of Rivergate Parkway, formerly known as Two Mile Pike, as widened, said point being the northwest corner of Lot A as shown on the final plat entitled "Resubdivision Lot A, Rivergate Park, of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee; thence North 71°25'00"East, a distance of 34.15 feet to a point; thence, in a southeasterly direction with a curve to the left having a central angle of 37°46'24", a radius of 343.00 feet, an arc length of 226.13 feet, and a chord bearing and distance of South 55°36'46"East, 222.06 feet, to a point; thence South 15°30'00" West, a distance of 27.44 feet to a point; thence South 71°25'00"West, a distance of 127.50 feet to a point; thence in a northwesterly direction with a curve to the right having a central angle of 90°00'01", a radius of 25.00 feet, a distance of 39.27 feet, and a chord bearing and distance of North 63°35'00"West, 35.36 feet, to a point; thence North 18°35'00"West a distance of 175.00 feet to the point of beginning.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, encumbrances and other matters of record.

2. Ad valorem taxes for the 2006 tax year and all subsequent years.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[Remainder of Page Intentionally Blank]

WITNESS MY HAND this 18th day of January, 2006.

REGIONS BANK, an Alabama banking corporation

By: Robert A. Arndt
Its: Vice President and Director of Corporate Services

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

On this the 18th day of January, 2006, before me, Stacy Stephens the undersigned officer, personally appeared Robert A. Arndt, who acknowledged himself to be the Vice President and Director of Corporate Services of Regions Bank, an Alabama banking corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Affix Notarial Seal]

Stacy Stephens
Notary Public
My commission expires 7/9/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: Five Hundred Eighty Thousand Four Hundred Sixty and No/100 Dollars ($580,460.00.)

Robert S. Arndt
Affiant

Sworn to and subscribed before me, this 19th day of January, 2006.

Pamela B. Hampton
Notary Public
My Commission Expires: 10-16-07

PAMELA B. HAMPTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN My Comm Exp Oct 16, 2007