THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 01/20/06 16:19 2 pgs
Fees:13.00 Taxes:2960.00
20060120-0008014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 096-13-0-145.00
096-13-0-146.00

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Jann R. McFarland
Affiant

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Subscribed and sworn to before me this the 18th day of January, 2006.

My Commission Expires: 6-14-08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

McFarland Investments, LLC
(Name)
5120 Virginia Way Suite B-23
(Street Address)
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

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, **C. Brothers Properties, a Tennessee general partnership,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **McFarland Investments, LLC, a Tennessee limited liability company,** hereinafter called the "Grantee," its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1:

Being a tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, located at the southeasterly corner of Donelson Pike and Allen Road and described according to a survey of A & A Engineers, Inc., dated May 25, 1977, as follows:

Beginning at a point the southerly margin of Allen Road; thence along the margin of the same North 85° 58' West, 127.19 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.0 feet a distance of 45.98 feet to a concrete monument in the easterly margin of Donelson Pike as widened; thence along the margin of the same South 11° 21' East, 113.84 feet to a concrete monument; thence leaving said Road South 85° 58' East, 160.0 feet to a point; thence North 11° 21' West, 146.65 feet to the point of beginning.

Tract 1 being the same property conveyed to C. Brothers Properties, a Tennessee general partnership by Deed of record in Book 8307, page 863, Register's Office of Davidson County, Tennessee.

Tract 2:

Being land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, and described accordingly to an unrecorded survey made August 9, 1962, by Hickerson and Johnson, Engineers, as follows, to-wit:

Beginning at a point in the easterly margin of Donelson Pike, said point being 150 feet in a southerly direction along the easterly margin of Donelson Pike from the southeast corner of the intersection of Donelson Pike and Allen Road; thence leaving the easterly margin of Donelson Pike, South 79° 24' East, 160 feet to a point; thence South 04° 07' East, 53.1 feet to a point; thence South 84° 14' West, 154.45 feet to a point in the easterly margin of Donelson Pike; thence North 04° 07' West, 100 feet along the easterly margin of Donelson Pike to a point of beginning.

Tract 2 being the same property conveyed to C. Brothers Properties, a Tennessee general partnership, by Deed of Record in Book 8307, page 863, Register's Office for Davidson County, Tennessee.

This is improved property known as: 501 and 505 Donelson Pike, Nashville, 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 prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it 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 successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 18th day of January, 2006.

C. Brothers Properties, Partnership

By: _____
Edward T. Clydesdale, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Edward T. Clydesdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of C. Brothers Properties, Partnership, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of January, 2006.

_____
Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN