This Instrument Was Prepared By:
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Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 01/27/06 15:47 4 pgs
Fees:23.00 Taxes:129.50
20060127-0010960

Address New Owner(s):	Send Tax Bills to	Tax Information:
PE Ventures, LLC 130 Chancery Lane South Nashville, TN 37205	New Owner	Map: 168 Parcel: 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE SOUTH HARPETH CIVIC CLUB, a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PE VENTURES, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 8407 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2006.

THE SOUTH HARPETH CIVIC CLUB

By: Elaine Lane
Elaine Lane, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dorothy J Pinkerton, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Elaine Lane, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the President of The South Harpeth Civic Club, a corporation, the within named bargainor, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

WITNESS my hand and seal at office this 20th day of January, 2006.

Dorothy J Pinkerton
Notary Public
My Commission Expires:_____

DOROTHY J. PINKERTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
SEPTEMBER 22, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.

Elaine Lane
Affiant

Subscribed and sworn to before me,
this 20th day of January 2006.

Dorothy J Pinkerton
Notary Public

My Commission Expires:_____

DOROTHY J. PINKERTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
SEPTEMBER 22, 2007

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, beginning at a stake in the Nashville and Centerville Road the same being a corner between T. J. Allison, Sr., and Margaret P. Allison; thence east with T. J. Allison's line 24 poles to a stake with a wild cherry pointer; thence North 13½ poles to a stone; thence west 24 poles to a stake in said Centerville Road; thence South 13½ poles to the beginning, containing 2 acres.

Being the same property conveyed to The South Harpeth Civic Club by deed from The Davidson County Board of Education of record in Book 1085, page 684, Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 2006, a lien not yet due and payable.

2. Right of Way & Easement between South Harpeth Civic Club and BellSouth Telecommunications of record in Book 9349, page 554, Register's Office for Davidson County, Tennessee.

EXHIBIT B