File No. 2006137

This instrument prepared by:
Kay B. Housch, Esq, BPR#010995
Ste 310, 222 Second Avenue North
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Centdev Madison, LLC	(NAME) SAME AS NEW OWNER	Map 43 – 01
(STREET ADDRESS) 16930 W. Catawba Ave., Suite 206	(STREET ADDRESS)	Parcels 24, 25, 135
(CITY) (STATE) (ZIP) Cornelius North Carolina 28031	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wallace P. Mitchell, a/k/a Bobby Mitchell, an unmarried person,** has this day bargained and sold, and do hereby transfer and convey unto the said **Centdev Madison, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 850,000.00

Subscribed and sworn to before me this the 16th day of February 2006.

Affiant

My commission expires: 10-21-06
(Affix Seal)

Notary Public

This is improved property, known as 1000 and 1008 Gallatin Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness our hand this 16th day of February, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wallace P. Mitchell

Bobby Mitchell

Davidson County DEEDWARR
Recvd: 02/17/06 15:58 3 pg
Fees:18.00 Taxes:3145.00
20060217-0019599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace P. Mitchell, also known as Bobby Mitchell**, 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 and official seal at Nashville, Tennessee, this 16th day of February, 2006.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Notary Public
My Commission Expires: 12-2-09

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes, a lien, but not yet due and payable.
2. Memorandum of Lease of record in Book 9515, page 399, Register's Office of Davidson County, Tennessee; Lease Agreement of record in Instrument No. 20010605-0058425, said Register's Office; Assigned to Crown Castle GT Company, Inc. by Assignment and Assumption Agreement of record in Instrument No. 20010605-0058426, said Register's Office; assigned by Assignment of Lease of record in Instrument No. 20010807-0085006, said Register's Office; Easement Agreement by and between Donald Filson and Crown Castle GT Company, LLC of record in Instrument No. 20010807-0085005, said Register's Office; Easement Modification Agreement and Consent to Improvements by and between the Grantee herein and Crown Castle GT Company, LLC recorded simultaneously herewith.
3. Memorandum of Lease Agreement recorded in Instrument No. 20021002-00119575, Register's Office of Davidson County, Tennessee; First Amendment to Agreement Regarding Billboard recorded simultaneously herewith.
4. Subject to Access and Utility Easement shown on the Plan of record in In Book 3842, page 54, Register's Office of Davidson County, Tennessee.
5. Subject to matters shown on the ALTA/ACSM Land Title Survey prepared by Ragan Smith Associates, Inc. dated October 14, 2005 and last revised December 14, 2005, Job No. 05-145.

EXHIBIT A

BEING THREE PARCELS OF LAND LYING IN THE TENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCELS ARE SHOWN ON DAVIDSON COUNTY PROPERTY MAP 43-1 AS PARCELS 24, 25 & 135. BEING BOUNDED ON THE WEST BY GALLATIN PIKE AND ON THE EAST BY THE CSX RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K.NAIL IN THE EASTERLY MARGIN OF GALLATIN PIKE AT THE SOUTHWEST CORNER OF RANDEL L. CROTTS OF RECORD AS INSTRUMENT NO.200407130083490, R.O.D.C. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCELS;

THENCE, LEAVING SAID MARGIN ALONG OR NEAR THE SOUTHERLY LINE OF SAID RANDEL L. CROTTS, PASSING THE SOUTHERLY MARGIN OF CIRCLE DRIVE, S 84° 53'22" E A DISTANCE OF 259.21' TO AN IRON ROD;

THENCE, ALONG OR NEAR THE LINE OF WALLACE MITCHELL OF RECORD AS INSTRUMENT NO. 200310310159967,R.O.D.C., S 84° 52'33" E A DISTANCE OF 154.69' TO AN IRON ROD IN THE WESTERLY MARGIN OF THE CSX RAILROAD;

THENCE, WITH SAID CSX RAILROAD THE NEXT SIX CALLS:

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 104.16', WITH A RADIUS OF 3061.77', WITH A CHORD BEARING OF S 43° 11'54" W, WITH A CHORD LENGTH OF 104.15' TO AN IRON ROD;

THENCE, S 42° 07'27" W A DISTANCE OF 109.79' TO AN IRON ROD;

THENCE, S 42° 01'31" W A DISTANCE OF 120.04' TO AN IRON ROD;

THENCE, S 42° 15'13" W A DISTANCE OF 225.55' TO AN IRON ROD;

THENCE, N 47° 39'23" W A DISTANCE OF 5.43' TO AN IRON ROD;

THENCE, S 42° 21'00" W A DISTANCE OF 141.42' TO AN IRON ROD IN THE EASTERLY MARGIN OF GALLATIN PIKE;

THENCE, WITH SAID MARGIN THE NEXT SEVEN CALLS:

N 06° 51'57" E A DISTANCE OF 94.26' TO A RAILROAD SPIKE;

THENCE, N 53° 39'01" W A DISTANCE OF 4.56' TO A RAILROAD SPIKE;

THENCE, N 07° 05'50" E A DISTANCE OF 192.98' TO A RAILROAD SPIKE ;

THENCE, N 12° 13'15" E A DISTANCE OF 97.06' TO AN IRON ROD;

THENCE, N 11° 59'26" E A DISTANCE OF 16.50' TO AN IRON ROD;

THENCE, N 77° 37'53" W A DISTANCE OF 29.63' TO AN IRON ROD;

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.89', WITH A RADIUS OF 1976.46', WITH A CHORD BEARING OF N 14° 24'16" E, WITH A CHORD LENGTH OF 150.85', TO THE POINT OF BEGINNING AND CONTAINING 117,352 SQUARE FEET, 2.69 ACRES MORE OR LESS.

Being the same property conveyed to Wallace P. Mitchell by deed of record in Instrument No. 200310310159968, Register's Office, Davidson County, Tennessee. Wallace P. Mitchell is also known as Bobby P. Mitchell.