FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 2006.

Notary Public

MY COMMISSION EXPIRES: 11-23-2008
(AFFIX SEAL)

PATRICIA M. GWIN ★ STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Roland M. Lowell, Atty THIS INSTRUMENT WAS PREPARED BY
315 Deaderick St., Suite 2075, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
L.A. Construction & Remodeling, Inc. (NAME)	Same (NAME)	06-01
5859 Hickory Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	160.00
Lebanon, TN 37090 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry Clyne, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L.A. Construction and Remodeling, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See attached property description.

Davidson County DEEDWARR
Recvd: 03/10/06 14:14 4 pgs
Fees:23.00 Taxes:2035.00

20060310-0028217

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Subject to real property taxes for 2006, a lien not yet due and payable.

This is unimproved ( ) improved (X) property, known as 451 Murfreesboro Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 7th day of March, 2006

Terry Clyne, a single person

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Terry Clyne, a single person

the 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 _____ day of March, 2006.

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Patricia M. Gwin Notary Public

Commission Expires 11-23-2008

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, ____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

Terry Clyne

TO

L.A. Construction and Remodeling, Inc.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

SCHEDULE A
PROPERTY DESCRIPTION

Property located at 454 Murfreesboro Road, Nashville, Davidson County, Tennessee 37210.

A parcel of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being all of Lot 1 shown on the plat entitled "Re-Subdivision of Lots 1 and 2 NOEL INVESTMENTS, L.P. SUBDIVISION" of record in Book 6900, page 844, Register's Office for Davidson County, Tennessee and being more fully described as follows:

BEGINNING at a lead in drilled hole on the northerly right of way line of Murfreesboro Pike, U.S. 41-70S, said point being at the westerly end of the northwesterly return curve at Murfreesboro Pike and Fesslers Lane; thence,

1. with the northerly right of way line of Murfreesboro Pike, U.S. 41-70S, N 70 degrees 00 minutes 01 seconds W, 233.37 feet to an iron pin set at the southwesterly corner of Lot No. 1 of Noel Investments, Ltd. Subdivision and also being the southeasterly corner of Shomabhai B. Patel, et al as of record in Book 6560, page 203, Register's Office for Davidson County, Tennessee; thence,

2. with the common line of said Lot No.1 and Patel, N 5 degrees 48 minutes 38 seconds E, 159.77 feet to an iron pin set; thence,

3.with a line being the north boundary of Lot No. 1 and the south boundary of Lot No. 2, S 81 degrees 55 minutes 51 seconds E, 190.85 feet to a PK nail set in asphalt; thence,

4. S 8 degrees 04 minutes 09 seconds W, 10.00 feet to a PK nail set in asphalt; thence.

5. S 81 degrees 55 minutes 51 seconds E, 86.00 feet to an iron pin set on the westerly right of way of Fesslers Lane; thence,

6. with the westerly right of way line of Fesslers Lane, S 8 degrees 04 minutes 09 seconds W, 161.64 feet to a lead in drilled hole at the beginning of a curve; thence,

7. with said curve to the right (radius 35.00 feet) southwesterly a distance of 62.25 feet to the point of beginning and having a chord bearing and distance of S 59 degrees 01 minutes 42 seconds W, 54.37 feet.

This conveyance is subject to a non-exclusive perpetual easement on, over and across a portion of said Lot No. 1 for purposes of ingress and egress to and from Lot No. 2 of Noel Investments, Ltd. Subdivision and Murfreesboro Pike. The portion of the land subject to said non-exclusive perpetual easement of ingress and egress is more particularly defined in the Cross Easement and Restrictive Covenant Agreement (hereinafter called the "Cross Easement Agreement") executed simultaneously with this Deed, and described as follows:

A parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and being a part of Lot No. 1 shown on the plat entitled "Resubdivision of Lots 1 and 2, Noel Investments, Ltd. Subdivision" of record in Book 6900, page 844, Register's Office for Davidson County, Tennessee and being more fully described as follows:

BEGINNING at an iron pin set in the northerly right of way line of Murfreesboro Pike, U.S. 41-70S at the southwesterly corner of Lot No. 1 on the above noted plan of Noel Investments, Ltd. Subdivision, said plan also being the southeasterly corner of Shomabhai B. Patel, et al as of record in Book 6560, page 203, Register's Office for Davidson County, Tennessee; thence,

RECORDERS MEMO
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UNSATISFACTORY WHEN RECEIVED

1. with the common line of said Lot No. 1 and Patel, N 5 degrees 48 minutes 38 seconds E, 159.77 feet to an iron pin set; thence,

2. with a line being the north boundary of Lot No. 1 and the south boundary of Lot No. 2, S 81 degrees 55 minutes 51 seconds E, 40.85 feet to an iron pin; thence,

3. S 3 degrees 07 minutes 14 seconds, 170.69 feet to a lead in drilled hole on the northerly right of way line of Murfreesboro Pike; thence,

4. with the northerly right of way line of Murfreesboro Pike, N 70 degrees 00 minutes 01 second W, 50.37 feet to the point of beginning.

AND FURTHER, Noel Investments, L.P. (formerly Noel Investments, Ltd.) has granted unto Burger King Corporation, a non-exclusive perpetual easement running with the land in favor of the within described Lot No. 1 for ingress and egress to and from the said Lot No. 1 and Elm Hill Pike on, over and across that portion of Lot No. 2 as shown on the Resubdivision of Lots 1 and 2 Noel Investments. Ltd. Subdivision more particularly defined in the Cross Easement Agreement and described as follows:

A parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and being part of Lot No. 2 shown on the plat entitled "Resubdivision of Lots 1 and 2, Noel Investments, Ltd. Subdivision" of record in Book 6900, page 844, Register's Office for Davidson County, Tennessee and being more fully described as follows:

BEGINNING at an iron pin at the common westerly corner of Lots 1 and 2 on the above noted plat. Said pin being, north 5 degrees 48 minutes 38 seconds east 159.77 feet from the northerly right of way line of Murfreesboro Pike as measured along the westerly line of Lot No. 1; thence,

1. N 5 degrees 48 minutes 38 seconds East 363.85 feet to an iron pin on the southerly right of way line of Elm Hill Pike; thence,

2. with the southerly right of way line of Elm Hill Pike, S 85 degrees 35 minutes 04 seconds E 41.00 feet to a point; thence,

3. severing Lot No. 2, S 16 degrees 40 minutes 25 seconds W 79.52 feet to a point; thence,

4. S 5 degrees 48 minutes 38 seconds W, 258.85 feet to a point; thence,

5. S 14 degrees 15 minutes 35 seconds E, 31.52 feet to a point in the common line between Lots 1 and 2; thence,

6. with the common line of Lots 1 and 2, N 81 degrees 55 minutes 51 seconds W 40.85 feet to the point of beginning and containing 11,685 square feet or 0.268 of an acre.

Being the same property conveyed to Terry Clyne by Special Warranty Deed from Burger King Corporation, dated June 16, 2004 of record as Instrument Number 20040714008389G, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the Plan of record in Plat Book 6900, page 844, and any restrictions and easements ancillary thereto, in said Register's Office.