Davidson County DEEDWARR
Recvd: 03/14/06 14:47 7 pgs
Fees:38.00 Taxes:370.00
20060314-0029357

This Instrument Prepared By:
Richard A. Jones
EVANS, JONES & REYNOLDS
a Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Max Mendelsohn and wife Lisa Mendelsohn 5609 Knob Road Nashville, TN 37209	Max Mendelsohn and wife Lisa Mendelsohn 5609 Knob Road Nashville, TN 37209	Map 38 Parcel 101

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Max Mendelsohn and wife, Lisa Mendelsohn, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, John G. Shockley and wife, Kathey E. Shockley, have bargained and sold, and by these presents do hereby transfer and convey unto the said Max Mendelsohn and wife, Lisa Mendelsohn, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is unimproved property known as Route 1, Old Hickory Boulevard, Whites Creek, Tennessee 37189.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest belonging to the said Max Mendelsohn and wife, Lisa Mendelsohn, their heirs and assigns forever. We do covenant with the said Max Mendelsohn and wife, Lisa Mendelsohn, 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, except:

SEE ATTACHED EXHIBIT B

John G. Shockley and Kathey E. Shockley, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Max Mendelsohn and wife, Lisa Mendelsohn, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of February, 2006.

John G. Shockley

John G. Shockley

Kathey E. Shockley

Kathey E. Shockley

STATE OF FLORIDA)
)
COUNTY OF Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John G. Shockley and wife, Kathey E. Shockley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wachovia Bank, Melbourne, Florida, this 27th day of February, 2006.

TN 039939169
exp 7-17-09

Nancy B. Flowers

Notary Public

My Commission Expires: 7/25/09

NOTARY PUBLIC STATE OF FLORIDA
Nancy B. Flowers
Commission # DD454492
Expires July 25, 2009
Bonded Troy Fain - Insurance, Inc 800-365-7019

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Max Mendelsohn, Affiant

Sworn to and subscribed before me this 9th day of MARCH 2006.

Notary Public

My Commission Expires: 9-30-06

495001sa003.Deed.wpd

EXHIBIT A

Being a tract or parcel of land in the Fourteenth Civil District of Davidson County, Tennessee, said tract being tract no. 4 and tract no. 6 of the property conveyed to Albert G. Carney and wife Deloro N. Carney by deed of record in Book 2151, page 38, R.O.D.C., TN; and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being the northwesterly corner of Henry P. Hamblen, Jr. as of record in Book 5666, page 587, R.O.D.C., TN; and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Henry P. Hamblen, Jr. S 21 degrees 18' 17" E, passing an existing iron pin at 0.47 feet and at 963.74 feet, a total distance of 1,315.30 feet to an existing iron pin located at the southwesterly corner of property conveyed to Charles R. Martin, Jr. by deed of record in Book 11148, page 303, R.O.D.C., TN;

THENCE, with the southerly line of Charles R. Martin, Jr. S 88 degrees 17' 03" E, 640.41 feet to an existing iron pin, said pin being witnessed by a 15" sassafras,

THENCE, leaving said line with the westerly line of property conveyed to John F. Stenburg and Lillie M. Stenburg by deed of record in Book 5613, page 559, R.O.D.C., TN; S 8 degrees 40' 42" E, 276.79 feet to an existing iron pin, said pin being witnessed by a 30" beech,

THENCE, continuing with Stenburg S 27 degrees 29' 21" W, passing an existing iron pin at 410.66 feet, a total distance of 577.50 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of property conveyed to Davidson County Sportsman Club, Inc. by deed of record in Book 4171, page 435, R.O.D.C., TN; N 84 degrees 42' 12" W, 590.50 feet to an iron rod,

THENCE, continuing N 61 degrees 48' 07" W, 590.50 feet to an iron rod,

THENCE, leaving said northerly line with the easterly line of property conveyed to Glenn S. Cristman and wife Candice H. Cristman by deed of record in Book 10079, page 291, R.O.D.C., TN; N 28 degrees 47' 36" E, 511.50 feet to an existing iron pipe,

THENCE, leaving said line with the easterly lines of property conveyed to Hubert G. Gregory, Jr. (Bk 6108, pg 394) and property conveyed to Gregory J. Lammert (Bk

8317, pg 928) N 31 degrees 04' 28" W, 677.25 feet to an old iron pipe,

THENCE, leaving said line with the northeasterly line of property conveyed to Evans Seay by deed of record in Book 5457, page 704, R.O.D.C., TN; N 47 degrees 14' 15" W, 241.30 feet to an existing iron pin, said pin being witnessed by a 24" oak,

THENCE, leaving said line with the northeasterly line of property conveyed to Max Mendelsohn and wife Lisa Mendelsohn by deed of record in Book 9041, page 745, R.O.D.C., TN; N 52 degrees 53' 45" W, 267.46 feet to an existing iron pin,

THENCE, continuing with the northerly line of Mendelsohn S 87 degrees 26' 55" W 236.83 feet along a staked line to an existing iron pin located in the Old Stenburg Road,

THENCE, leaving said northerly line with the easterly line of property conveyed to Donald W. Wilkes and wife Nancy G. Wilkes by deed of record in Book 5137, page 160, R.O.D.C., TN; N 62 degrees 58' 10" W, 50.05 feet to an existing iron pin located in the center of Old Stenburg Road,

THENCE, continuing with the center of Old Stenburg Road N 38 degrees 53' 25" W, 53.48 feet to an existing iron pin,

THENCE, N 26 degrees 35' 20" W, 104.80 feet to an existing iron pin,

THENCE, N 30 degrees 14' 40" W, 66.68 feet to an existing iron pin,

THENCE, leaving said line with the northeasterly line of property conveyed to Wanda J. Loftin by deed of record in Book 8293, page 298, R.O.D.C., TN; N 42 degrees 03' 05" W, 100.00 feet to an existing iron pin located in the southerly right-of-way line of Old Hickory Boulevard,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard and a curve to the right 371.82 feet, said curve having a central angle of 22 degrees 15' 40", a radius of 957.00 feet, and a chord of N 83 degrees 21' 47" E. 369.49 feet to an iron rod,

THENCE, continuing S 85 degrees 30' 23" E, 361.42 feet to an iron rod,

THENCE, with a curve to the left 449.23 feet, said curve having a central angle of 21 degrees 45' 42", a radius of 1,182.77 feet, and a chord of N 83 degrees 36' 46" E, 446.53 feet to the point of beginning.

Containing 1,722,825 square feet or 39.55 acres, the same more or less.

Included in the above but specifically excluded therefrom is that portion thereof

described in the deed from John G. Shockley and wife, Kathey E. Shockley to Max Mendelsohn and wife, Lisa Mendelsohn of record as Instrument No. 20050829-0103338, Register's Office for said County.

Being part of the same property conveyed to JOHN G. SHOCKLEY AND WIFE, KATHEY E. SHOCKLEY, by deed from DELORO N. CARNEY, of record as Instrument No. 20021121-0144722, dated November 18, 2002, said Register's Office.

EXHIBIT B

Exceptions

1. Davidson County taxes for 2006 to be pro-rated and assumed by the Purchasers.
2. Grant of easement of record in Book 9041, page 748, Register's Office.
3. Right-of-way & easement of record in Book 9294, page 652, said Register's Office.
4. Easement for Stenburg Road