Davidson County DEEDWARR
Recvd: 04/25/06 15:17 3 pgs
Fees:18.00 Taxes:7065.15
20060425-0047352

3/B
Boult
Kimmins

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John W. Murphree, III, Trustee 2209 Crestmoor Road Nashville, TN 37215	Same	131 02 0 019.00 131 02 0 205.00
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **HILLSBORO HOLDINGS, LLC,** a Tennessee limited liability company ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **JOHN W. MURPHREE, III, TRUSTEE** ("**Grantee**"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year 2006, a lien not yet due and payable.

2. Restrictions of record in Instrument No. 20040805-0094262, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,909,500.00.

Affiant

Subscribed and sworn to before me this 24TH day of April, 2006.

Barbara Kimmins

Notary Public

My Commission Expires: 9/15/09

BARBARA KIMMINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

1276545 v1
105737-001 04/24/06

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 4105 and 4107 Hillsboro Pike, Nashville, Davidson County, Tennessee.

Executed this 24th day of April, 2006.

HILLSBORO HOLDINGS, LLC

By: _____
Michael L. Gorney, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael L. Gorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of **Hillsboro Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of April, 2006.

_____
Notary Public
My Commission Expires: _____

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Lot No. 1 – Land in the 9th Ward of the City of Nashville, formerly the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 and the southerly part of Lot No. 6 of Block "C" on the map of Hillsboro-Hobbs Road Subdivision, not of record, described together in part according to a survey made by J.R. Scott, Surveyor, December 5, 1939, in part according to a survey made by John M. Sullivan, County Surveyor, December 7, 1949, and in part according to a survey made by R.T. Snyder and W.H. Sproles, Surveyors, December 21, 1962, as follows:

Beginning at the intersection of the northwesterly margin of Hillsboro Road and the northerly margin of Hillsboro Drive thence N. 38 degrees E. 49.20' with the northwesterly margin of Hillsboro Road to a point; thence No. 55 degrees 30' W. 213.11' to a point in the line between Lots Nos. 6 and 7 on said map, also being the easterly line of the property conveyed to Nelson Griswold, Jr. by deed from E.L. Savely and wife, as of record in Book 3368, page 311, Davidson County Register's Office, thence with the line between Lots Nos. 6 and 7 along Griswold's easterly line S. 11 degrees – 08' W. 59.77' to the northerly margin of Hillsboro Drive, thence with said margin S. 84 degrees – 22' E. 11.9' and S. 55 degrees – 30' E, 176' to the point of beginning.

Lot No. 2 – Land in the 9th Ward of the City of Nashville, formerly the 7th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 1 and part of Lot No.2 and a part of lot No. 6 of Block "C" on the map of Hillsboro-Hobbs Road Subdivision, not of record, described together in part according to a survey made by J.R. Scott, Surveyor, December 5, 1939, in part according to a survey made by John M. Sullivan, County Surveyor, December 7, 1949, and in part according to a survey made by R.T. Snyder and W.H. Sproles, Surveyors, December 21, 1962, as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road at the southeast corner of the property conveyed to Mannie Sue Stephens by deed from E.G. Vester and wife, as of record in Book 1807, page 143, Register's Office for said County; thence with said Stephens' southwesterly line N 54 degrees – 22' W, 143.11' to a point in the line between Lots Nos. 2 and 3 on said map, thence N 55 degrees – 30' W, 94.9' to the line between Lots Nos. 6 and 7 on said map, also being the easterly line of the property conveyed to Nelson Griswold, Jr. by deed from E.L. Savely and wife, as of record in Book 3368, page 311, said Register's Office; thence with the line between Lots Nos. 6 and 7 along said Griswold's easterly line S 11 degrees – 08' W. 55.23 feet to a point; thence S 55 degrees – 30' E, 213.11' to a point in the northwesterly margin of Hillsboro Road; thence with said margin N 38 degrees E, 47.97' to a point of beginning.

Being the same property conveyed to Hillsboro Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed from Bread & Company, Inc., a Tennessee corporation of record in Instrument No. 20040805-0094262, Register's Office for Davidson County, Tennessee.