WARRANTY DEED

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 1st day of Mayl, 2006

Notary Public

My Commission Expires: 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/06 10:38 2 pgs
Fees:13.00 Taxes:2035.00
20060502-0050257

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GENESIS ONE, LLC A TENNESSEE LIMITED LIABILITY COMPANY	SAME	95-14
(NAME) 1035 Acorn Drive	(NAME)	115.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CROWELL PROPERTIES**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GENESIS ONE, LLC A TENNESSEE LIMITED LIABILITY COMPANY and SIDNEY TAYLOR, JR.**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, Page 120 in the Register's Office for Davidson County (R.O.D.C.T.), Tennessee, and being more particularly described according to an As Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, as follows:

BEGINNING at an iron pin on the southern Right of Way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot 33, Metropolitan Industrial Park, Section 26, found of record in Book 4350, Page 121 (R.O.D.C.T.);

1.)Thence; North 81 degrees 48 minutes 00 seconds East, along said southern Right of Way, a distance of 100.00 feet to an iron pin;

2.)Thence; along a curve to the right, said curve forming the Rights of Way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western Right of Way of said Acorn Drive;

3.)Thence; South 08 degrees 12 minutes 00 seconds East, along the western Right of Way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

4.)Thence; leaving the Right of Way of said Acorn Drive, and along the northern line of Lot 14, Metropolitan Industrial Park, Section Eleven, found of record in Book 4060, Page 110 (R.O.D.C.T.) South 81 degrees 48 minutes 00 seconds West a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot 33;

5.)Thence; North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot 33, a distance of 198.70 feet to the point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

BEING the same property conveyed to CROWELL PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF DANIEL CROWELL, JOEL CROWELL AND DAVID CROWELL, by Deed from WALTER G. KNESTRICK, of record in Book 8096, Page 902, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 1035 Acorn Drive, Nashville, TN 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 1st day of May, 2006

CROWELL PROPERTIES
A TENNESSEE PARTNERSHIP

BY: _____
JOEL CROWELL, PARTNER

BY: _____
DAVID CROWELL, PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOEL AND DAVID CROWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the PARTNERS of **CROWELL PROPERTIES,** the within named bargainor(s), a Tennessee PARTNERSHIP, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by themselves as such officers.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of May, 2006.

My Commission Expires: 03/31/07

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.