This Instrument prepared by
and after recording return to:

JEFFREY A. GREENE
One Burton Hills Blvd., Suite 330
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/12/06 15:52 3 pgs
Fees:18.00 Taxes:1694.60
20060512-0056331

Send Tax Bills to New Owner at:

Freeman-Dixon Family Limited Partnership
109 Murphy Court
Nashville, Tennessee 37203

Map 114
Parcel 203

GENERAL WARRANTY DEED

THAT, DONALD W. SANDERS and wife JOYCE E. SANDERS (hereinafter the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by FREEMAN-DIXON FAMILY LIMITED PARTNERSHIP (hereinafter the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Williamson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land lying in Davidson County, being Unit No. 100 as shown on the DECLARATION OF CONDOMINIUM OF A STORAGE INN CENTER, A CONDOMINIUM, of record in Book 10462, Page 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Donald W. Sanders and wife Joyce S. Sanders by warranty deed from Freeman-Dixon Family Limited Partnership of record in Book 10462, Page 400, as corrected by corrected warranty deed of record as Document 20010809-0085875, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 600 Old Hickory Boulevard, Suite 100, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves, their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

5th IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the day of May, 2006.

Donald W Sanders
DONALD. W. SANDERS

Joyce E. Sanders
JOYCE E. SANDERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, DONALD W. SANDERS and wife JOYCE E. SANDERS, 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, at office this 5th day of May, 2006.

JEFFREY A. GREENE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Jeffrey A. Greene
Notary Public

My Commission Expires: 5/30/07

My Commission Expires MAY 30, 2007

STATE OF)
)
COUNTY OF)

The actual consideration or value for this transfer of property is Four Hundred Fifty Eight Thousand and no/100 Dollars ($458,000.00).

Affiant

Sworn to and subscribed before me this 5th day of May, 2006.

JEFFREY A. GREEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires: 5/30/07