Davidson County DEEDWARR
Recvd: 06/02/06 16:00 8 pgs
Fees:43.00 Taxes:2812.00
20060602-0065487

GENERAL WARRANTY DEED

TO:	Richard A. Halstead, Alan D. Edgin, and J. Anthony Vaughn	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	130 Group, a Tennessee general partnership	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Richard A. Halstead, Alan D. Edgin and J. Anthony Vaughn 300 Broadway Nashville, TN 37201	Same	~~96-9~~ Map ~~96, Parcel 97~~ ~~Map 96, Parcel 13/20~~ Map 96-13 Parcel 20 Map 96-9 Parcel 97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $760,000.00.

J. Anthony Vaughn
Affiant

Sworn to and subscribed before me, this 31st day of May, 2006.

Traci Henry
Notary Public

My Commission Expires: ~~My Commission Expires~~ March 20, 2010

NOTARY PUBLIC AT LARGE
Traci Henry
STATE OF TENNESSEE

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **130 Group, a Tennessee general partnership** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Richard A. Halstead, Alan D. Edgin, and J. Anthony Vaughn** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple. Said real property is conveyed subject to 2006 Davidson County taxes and all matters of public record.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 31st day of May, 2006.

SELLER: 130 Group,
a Tennessee general partnership,
by all its general partners

Betty C. Borth: _____ Dan Herbert Jordan: _____

Norbert N. Borth: _____ Glenda D. Merhoff: _____

Virginia A. Douglass: _____ John D. Douglas: _____

Bettye E. Morris: _____ Leydonna H. Dugger: _____

Jack S. Dugger, Jr.: _____ Susie Plant: _____

Thomas Phil Plant: _____ Ria Grasman: _____

Scyble C. VanCleave: _____ Hans Grasman: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Betty C. Borth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Norbert N. Borth, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia A. Douglas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bettye E. Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of May, 2006.

Traci Henry
NOTARY PUBLIC
AT LARGE Notary Public
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:
3/20/10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack S. Dugger, Jr., the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Phil Plant, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Scyble C. VanCleave, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dan Herbert Jordan, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

TRACI HENRY NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenda D. Merhoff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

TRACI HENRY NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John D. Douglas, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Leydonna H. Dugger, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Susie Plant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ria Grasman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hans Grasman, the within named 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2006.

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: Beginning at an iron pin in the margin of Donelson Pike, a common corner with Tract 2 described below; thence North 83° 30' west 209.4 feet to an iron pin; thence South 5° 40' West 10 feet to an iron pin; North 84° 20' West 404.0 feet to an iron pin; thence South 5° 40' West 140.0 feet to an iron pin; thence North 84° 20' West 331.0 feet to a concrete monument; thence North 10° 30' East 436.6 feet to a concrete monument; thence South 85° 11' East 418.5 feet to an iron pin; thence South 3° 40' West 160 feet to an iron pin; thence South 83° 41' east 511.25 feet to an iron pin in the margin of Donelson Pike; thence West 131.35 feet along Donelson Pike to the beginning, containing 5.57 acres, more or less, as shown in a survey by Cummings & Cummings, P.O. Box 192, Hermitage, Tennessee 37076, made on August 29, 1970.

Tract 2: Beginning at an iron pin in the margin of Donelson Pike, North 84° 20' West 566.0 feet to an iron pin, a common corner with Tract 1 described above; thence with Tract 1, north 5° 40' East 140.0 feet to an iron pin; thence with the said Tract 1 South 84° 20' East 404.0 feet to an iron pin; thence with the said Tract 1 North 5° 40' East 10.0 feet to an iron pin; thence with the said Tract 1 South 83° 30' east 209.4 feet to an iron pin in the margin of Donelson Pike, the common corner of Tracts 1 and 2; thence west with a curve in the margin of Donelson Pike having an internal angle of 12° 16' and a radius of 914.93 feet, 64.48 feet to a point; thence continuing with the margin of Donelson Pike South 25° 07' 30" West 90.5 feet to an iron pin in the margin of Donelson Pike, the point of beginning, containing 1.94 acres more or less.

Being the same property conveyed to 130 Group, a Tennessee partnership, by Deed of Record in book 6697, page 320, Register's Office for Davidson County, Tennessee.

Being also known as portions of Lot 2 and 3 on the Final Plat of Whitland Crossing of record as Instrument Number 20060531-0063577, in the Register's Office of Davidson County, Tennessee