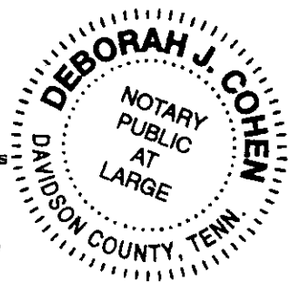
Box 10-B

Davidson County DEEDWARR
Recvd: 08/16/06 14:19 2 pgs
Fees:13.00 Taxes:3515.00

20060816-0101077



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$950,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **15TH** DAY OF **AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE BIRD INVESTMENTS LLC	**SAME**	**034-02-0-006.00**
(NAME) **314 BLUEBIRD DRIVE**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, HICKORY PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE BIRD INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hickory Place, LLC from Office Leasing Partnership by deed of record in Instrument #20020201-0014319, Register's Office for Davidson County, Tennessee.

See also certified copy of Agreed Order in re: State of Tennessee, et al vs. Hickory Place, LLC, Davidson County Circuit Court Docket No. 02C1496 entered August 14, 2006 being recorded simultaneously herewith of record in Instrument #20060816-0101076, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2331, page 64, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **314 BLUEBIRD DRIVE, GOODLETTSVILLE, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this **15th** day of **AUGUST, 2006.**

HICKORY PLACE, LLC

By: James P. Anderson, Member

By: Jimmy V. Wolfe, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James P. Anderson and Jimmy V. Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be members of Hickory Place, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Hickory Place, LLC, by themselves as such members.

Witness my hand and official seal at office this **15th** day of **August, 2006.**

My commission expires: **September 22, 2007.**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.