Davidson County DEEDWARR
Recvd: 08/25/06 15:17 5 pgs
Fees:28.00 Taxes:9250.00

20060825-0105491

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Old Hickory Investors, LLC<br>5716 Hickory Plaza Drive<br>Suite 400<br>Nashville, TN 37211 | Same | 16100017600 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M & S Realty Investments, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Old Hickory Investors, LLC**, a Delaware limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Parcel 1:

BEING a parcel of land in the First Civil District, thirty first Councilmanic District, Nashville, Davidson County, Tennessee, being a portion of Lot No. 7, as shown on the plan of Resubdivision of Reserve Parcel C 2, Brentwood East Commercial Park, as of record in Book 6250, Page 781, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the Southerly right of way line of Old Hickory Boulevard, said point being westerly 560 feet, more or less, from the westerly right of way of Nolensville Road.

THENCE, leaving said right of way line with the westerly line of property conveyed to B.P. Exploration and Oil Company, by deed of record in Book 10724, Page 508, Register's Office, Davidson County, Tennessee, South 02 degrees 31 minutes 36 seconds East, 205.04 feet to a point;

THENCE, with the southerly line of said B.P. Exploration and Oil Company property, North 86 degrees 25 minutes 38 seconds East, 180.09 feet to a point in the westerly right of way line of Brentwood East Drive;

THENCE, with said westerly right of way line Brentwood East Drive, South 03 degrees 48 minutes 33 seconds East, 114.81 feet to the southerly right of way line of said drive;

THENCE, with said southerly right of way line, South 69 degrees 02 minutes 00 seconds, East 22.03 feet to a point in the northwest corner of property conveyed to Frank Nash Properties, LLC, of record in Book 11485, Page 833, Register's Office, Davidson County, Tennessee;

THENCE, with the westerly line of said Frank Nash Properties, LLC property, South 20 degrees 54 minutes 31 seconds West, 214.55 feet to an iron pin in the northerly line of property conveyed to 220 Knolls Limited Partnership, of record in Book 8523, Page 83, Register's Office, Davidson County, Tennessee;

THENCE, with said northerly line, North 69 degrees 02 minutes 00 seconds West, 390.00 feet to an iron pin;

THENCE, leaving said line with the easterly line of property conveyed to Jerome B. Guttman and Mandell L. Cypress of record in Book 8152, Page 438, Register's Office, Davidson County, Tennessee, North 20 degrees 58 minutes 00 seconds East, 289.17 feet to a point;

THENCE, continuing with said line North, 02 degrees 31 minutes 36 seconds West, 113.58 feet to a point in the southerly right of way line of Old Hickory Boulevard;

THENCE, with said right of way line and a curve to the left 37.98 feet to a point, said curve having a central angle of 00 degrees 44 minutes 55 seconds, a radius of 2,906.79 feet, a tangent of 18.99 feet and a chord of South 86 degrees 44 minutes 29 seconds East, 37.98 feet;

THENCE, continuing with said right of way line South 87 degrees 06 minutes 57 seconds East, 87.50 feet to the POINT OF BEGINNING. Containing 125,100 square feet or 2.87 acres more or less.

Parcel 2:

Together with a non-exclusive easement in 32 foot joint ingress-egress easement as shown on point of record in Book 6250, page 781, in the Register's Office for Davidson County, Tennessee, running along the westerly sideline of Parcel 1.

Being the same property conveyed to M & S Realty Investments, LLC by Deed of record at Instrument No. 20050826-0102309, Register's Office for Davidson County, Tennessee.

This is improved property known as 15115 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

See Attached Exhibit A

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 25th day of August, 2006.

M & S Realty Investments, LLC
a Tennessee limited liability company

By: M. T. Nazemi

Its: Chief Manager

**ACKNOWLEDGMENTS**

**STATE OF TENNESSEE** _____)

**COUNTY OF** Williamson)

Personally appeared before me, a Notary Public in and for said County and State, M. T. Nazemi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Chief Manager of M & S Realty Investments, LLC, a Tennessee limited liability company, the bargainor, 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 as such Chief Manager.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 25th day of August, 2006.

WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JAN. 20, 2009

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**STATE OF TENNESSEE_____)**

**COUNTY OF** Williamson **)**

The actual consideration or value whichever is greater, for this transfer is $2,500,000.00.

_____
**Affiant**

Sworn to and subscribed before me this 25th day of August, 2006.

_____
**Notary Public**

WILLIAM D. ... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN. 20, 2009

My Commission Expires: _____

**Exhibit A**

1. Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 16/176.

2. All matters shown on Plats recorded in Book 6250, page 781; Book 5200, page 213; Book 5200, page 90; Book 5200, page 6 and Certificate of Amendment in Book 6849, page 944.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, recorded at Instrument No. 20020919-0114211, said Register's Office.

4. Overhead Line Easement to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 676, page 189, said Register's Office.

5. Application and Utility Use and Occupancy Agreement recorded in Book 5312, page 48, said Register's Office.

6. Agreement for Dedication of Easement for Pumping Station, Water Mains, Power Poles, Ingress and Egress and Appurtenances, to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5087, page 360, said Register's Office.