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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Hugh W. Entrekin**<br>**MOORELAND TITLE COMPANY, LLC**<br>315 Deaderick Street<br>AmSouth Center<br>Suite 1710<br>Nashville, Tennessee 37238<br>(615) 782-0098 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater for this transfer is $2,280,000.00<br><br>Anne A. Welton<br>AFFIANT<br><br>Subscribed and sworn to before me this 28th day of August, 2006<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 3.20.2010 |

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Avi Properties L.L.C.<br>905 Harpeth Valley Place<br>Nashville, Tennessee 37221 | SAME | 106-12.01 |

## WARRANTY DEED

**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 considerations, the receipt of which is hereby acknowledged,

**RLJM Partners, a Tennessee limited partnership** ("Grantor") does hereby bargain, sell, transfer and convey unto **Avi Properties L.L.C., a Tennessee limited liability company** ("Grantee") its successors and representatives, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

**See Attached Exhibit "A" for more complete description:**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Avi Properties L.L.C.**, its successors and representatives, forever.

AND **RLJM Partners** does hereby covenant with **Avi Properties L.L.C.**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **RLJM Partners** does further covenant and bind itself, its successors and representaives to warrant and forever defend the title to said land to **Avi Properties L.L.C.**, its successors and representatives against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1450 Elm Hill Pike, Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 08/31/06 14:02 4 pgs
Fees:23.00 Taxes:8436.00
20060831-0107896

IN WITNESS WHEREOF, this Warranty Deed has been executed this 28th day of August, 2006.

RLJM Partners

Richard Francis, Managing Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Fancis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Partner of RLJM Partners, the bargainor, a Tennessee Limited Partnership, and that he as such Managing Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of RLJM Partners by himself as such Managing Partner.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 28th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

# EXHIBIT A

Land in Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell, of record in Book 843, page 30, Register's Office for said County, and described according to a copy of a survey thereof made January 27, 1965 by William Collier Parrish Associates, as follows:

BEGINNING at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the margin of Spence Lane, North 2 deg. 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by Proceeding in the Country Court under Rule No. 44300; thence with the line of said Board of Education Property, North 85 deg. 19' East 418.99 feet to an iron pin; thence South 2 deg. 26' West 417.93 feet to an iron pin in the north margin of Elm Hill Pike; thence with the margin of the same, South 85 deg. 00' West 419.28 feet to the point of beginning.

Being the same property conveyed to RLJM Limited Partnership by Deed from FL Companies, Inc., of record in Book 11509, page 973, Regsiter's Office for Davidson County, Tennessee, and being the same property conveyed to RLJM Limied Partnership, by Deed from Mojack Properties, LLC, of record in Book 11509, page 977, as corrected by Instrument of in Instrument No. 20001208-0121188, Register's Office for Davidson County, Tennessee. Said RLJM Limited Partnership is now know as RLJM Partners according to Certificate of Merger of record in Instrument No. 20010518-0051792, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly excluded herefrom, is a strip or parcel of land being a part of the southerly part of Lot No. 7 on the plan of the lands of Wm. G. M. Campbell, as of record in Book 843, page 30, Register's Office for said County, and described according to a survey made by the Engineering Division of the Public Works Department of The Metropolitan Government of Nashville and Davidson County known as Project 63-R-2, Spence Lane, as follows:

Beginning at an iron pin in the northeast intersection of Elm Hill Pike and Spence Lane; thence with the present easterly margin of Spence Lane, North 2 deg. 26' East 420.26 feet to an iron pin at the southwest corner of the property awarded to The Metropolitan Government of Nashville and Davidson County for the use and benefit of the Board of Education as shown by proceedings in the County Court under Rule No. 44300; thence with the line of said Board of Education property, North 85 deg. 05' East 13.23 feet to a point on the new relocated easterly margin of Elm Hill Pike; thence South 1 deg. 49' West 63.26 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 265.51 feet along a curve that has a 1954.51 foot radius on the new relocated easterly margin of Elm Hill Pike to the end of said curve; thence South 5 deg 58' East 40.83 feet along the new relocated easterly margin of Elm Hill Pike, the same being parallel to and 30 feet from the new relocated centerline of Spence Lane, to the beginning of a curve; thence southeasterly 38.95 feet along a curve that has a 25 foot radius to the end of said curve; thence North 84 deg. 46' East 351.81 feet along the new relocated northerly margin of Elm Hill Pike, the same being parallel to an 40 feet from the centerline of said Pike to a point; thence South 2 deg. 12' West 24.0 feet along Francis & Lusky Company, Inc. east property line to a point on the present northerly margin of Elm Hill Pike; thence with the margin of the same, South 85 deg. West 419.28 feet to the point of beginning.

Said excluded strip being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Francis & Lusky Co., Inc. of record in Book 4174, page 334, said Register's Office.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

**Permitted Encumbrances**

1. County Taxes for 2006 and subsequent years.

2. Plan of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, page 978, Register's Office for Davidson County, Tennessee.