File No. 526050024

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 29, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/14/06 12:18 2 pgs
Fees:13.00 Taxes:740.00

20060914-0114084

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McGavock Pike Partners, LLC, a Tennessee limited liability company	New Owner	072-15-0-213
(NAME) 506 N. High Street	(NAME)	
(ADDRESS) Columbia, Tennessee 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , New Millennium Properties, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO McGavock Pike Partners, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th Councilmanic District of Davidson County, Tennessee, said tract also being known as Lot 37, of the Riverside Drive Subdivision, being a plat of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (new), in the easterly margin of Riverside Drive, the southwest corner of a tract of land, which belongs to Lucille G. McDonald, having a deed reference in Book 4230, Page 152, RODCT, being Lot 36, of the Riverside Drive Subdivision, the northwest corner of this tract, and continuing as follows: S 83 deg. 25' 03" East 187.00 feet to an iron pin (new), the southeast corner of said tract of land, which belongs to Lucille G. McDonald, in the westerly boundary of a tract of land which belongs to John F. Hayes, having a deed reference in Book 10927, Page 447, RODCT, being Lot 38, of the Riverside Drive Subdivision; thence, S 06 deg. 39' 28" West 75.25 feet to an iron pin (new), in the northerly margin of Porter Road, the southwest corner of said tract of land which belongs to JOhn F. Hayes; thence, S 83 deg. 55' 01" West 155.88 feet to a railroad spike (new), at the intersection of the northerly margin of Porter Road, and the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive, as follows: N 16 deg. 12' 44" West, 20.60 feet to a railroad spike (new); thence with a curve to the right, having a radius of 432.00 feet, an arc distance of 94.52 feet, and a chord bearing of N 09 deg. 56' 39" West, 94.33 fee to the point of beginning, containing 0.37 acres, as surveyed by Steven E. Artz, Tennessee License No. 708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, February 12, 2002, and being found on Tax Map 72-15, Parcel 213, in the Tax Assessor's Office for Davidson County, Tennessee.

BEING the same property conveyed to NEW MILLENNIUM PROPERTIES, INC., by Quitclaim Deed from SIMON SEDEK and RAMIN HANAI and AFSHIN YAZDIAN, of record as Instrument No. 20020501-0053534, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 1601 Riverside Dr., Nashville, TN 37216
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 our hands this 11th day of September, 2006.

New Millennium Properties, Inc., a Tennessee corporation

By: Afshin Yazdian

Attest:

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, of the sate and county aforesaid, personally appeared Afshin Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the President of New Millennium Properties, Inc., a Tennessee corporation, the bargainor and who, being authorized to do so, acknowledged she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of September, 2006.

Commission expires:

8/20/07

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 526050024

RETURN TO:
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Brentwood, Tennessee 37027