Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/16/06 10:43 3 pgs
Fees:18.00 Taxes:7866.20
20061016-0127934

FROM: JPH Partners
TO: JP Investments, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
JP Investments, LLC		Map 183
750 Old Hickory Boulevard	(same)/new owner	Parcel 134
Suite 230		
Brentwood, Tennessee 37027		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,126,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2006.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Comm. Expires: 10.14.2009

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JPH Partners, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JP Investments, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a parcel of land in the Second Civil District of Davidson County, City of Lavergne, Tennessee, located on the easterly margin of J. P. Hennessey Drive north of and adjacent to Lot No. 1, Interchange City Industrial Park, Section 10 of record in Plat Book 5210, page 383, Register's Office for said County, and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, TN RLS No. 1401, dated October 2, 2006, as follows:
>
> Beginning at a point in the south line of Five Star Investments, L.P., of record in Book 9730, page 16, said Register's Office, said point being 55 feet east of the center of J. P. Hennessey Drive opposite Corporate Drive;

Thence, with the south line of said Five Star Investments, L.P., S 63° 09' 00" E, 510.00 feet to a point in the center of Hurricane Creek;

Thence, with said center of creek, S 27° 34' 55" W, 157.68 feet to a point;

Thence, leaving said creek with the north line of aforementioned Interchange City, Section 10 the following calls:

S 82° 57' 23" W, 332.59 feet to a point,

With a curve concave to the north having a central angle of 21° 23' 01", a radius of 549.47 feet and a chord of N 86° 21' 06" W, 203.88 feet for an arc length of 205.07 feet to a point,

N 75° 39' 37" W, 60.06 feet to a point in the east margin of J. P. Hennessey Drive;

Thence, with said margin and a curve concave to the east having a central angle of 05° 37' 27", a radius of 2,261.83 feet and a chord of N 24° 02' 20" E, 221.94 feet for an arc length of 222.02 feet to a point;

Thence, N 26° 51' 00" E, 189.80 feet to a point;

Thence, with a curve concave to the east having a central angle of 90° 00' 00", a radius of 25.00 feet and a chord of N 71° 51' 00" E, 35.36 feet for an arc length of 39.27 feet to the Point of Beginning.

Containing 171,438 square feet or 3.94 acres, more or less.

Being the same property conveyed to JPH Partners, by deed from Randall M. Goldstein, of record in Book 9927, page 564 said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government Taxes.

2. Easement for railroad spur lines of record in Book 4626, page 224, said Register's Office.

3. Easement for water and sewer lines of record in Book 4699, page 585, said Register's Office.

4. Slope and drainage easement of record in Book 10682, page 909, said Register's Office.

This is property known as 1640 J.P. Hennessey Drive, LaVergne, Tennessee 37086.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

WITNESS its hand this 11th day of October, 2006.

JPH PARTNERS, a Tennessee general partnership

BY: Randall M Goldstein
Randall M. Goldstein, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randall M. Goldstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Partner of JPH Partners, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of October, 2006.

M Lynn Bodden
NOTARY PUBLIC

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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