Prepared by and After Recording Return to:

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Davidson County DEEDWARR
Recvd: 12/08/06 15:16 3 pgs
Fees:18.00 Taxes:3145.00

20061208-0152148

Address of New Owner:
Hanover Ridge, LLC
406 East Fourth Street
Winston-Salem, NC 27101

Send Tax Bills to:
Hanover Ridge, LLC
Same

Map and Parcel:
Map 163, Parcel 297

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand, the receipt of which is hereby acknowledged, and for other good and valuable consideration, I, **JACK NIXON**, have bargained for and sold, and by these presents do hereby transfer and convey to **HANOVER RIDGE, LLC, a North Carolina limited liability company**, its successors and assigns, a certain tract or parcel of land described as follows, to wit:

Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee, lying north and east of Mt. View Road and eastwardly of Bell Forge Parkway, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated June 10, 1985, and last revised November 18, 1986, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being S 67° 15' 41" E, 634.68 feet from the easterly return of Bell Forge Parkway; thence, N 37° 03' 26" E, 53.32 feet to a point; thence, N 16° 09' 33" W, 32.30 feet to a point; thence, N 43° 50' 34" E, 113.67 feet to a point; thence, N 22° 46' 52" E, 158.91 feet to a point; thence, N 62° 09' 29" E, 164.09 feet to a point; **(the previous call, N 62° 09' 29" E, 164.09 feet to a point, was repeated in previous Deeds of record in Book 8174, Page 813 and Book 9426, Page 394, corrected by Scrivener's Affidavit of record in Instrument No. 20061208015214 7, Register's Office for Davidson County, Tennessee)**; N 52° 58' 54" E, 104.22 feet to a point; thence, N 46° 50' 33" E, 61.40 feet to a point; thence, N 46° 00' 00" E, 165.00 feet to a point; thence, N 22° 25' 50" E, 207.84 feet to a point; thence, S 67° 49' 00" E, 220.13 feet to a point; thence, S 09° 50' 00" W, 313.86 feet to a point; thence, S 27° 58' 00" E, 47.57 feet to a point; thence, S 06° 26' 00" E, 321.57 feet to a point; thence, S 06° 45' 00" W, 373.76 feet to a point in the northerly margin of Mt. View Road; thence with said northerly margin, N 67° 15' 41" W, 866.49 feet to the point of beginning, containing 525,561 square feet or 12.065 acres, more or less. Description taken from Deed of record in Book 7277, Page 527, Register's Office for Davidson County, Tennessee.

This property is subject to an unrecorded easement to Metropolitan Government for Nashville and Davidson County, Tennessee described in Book 9426, Page 395, as follows:

Beginning at the southeasterly corner of land owned by Linda Kenaum as of record in Book 8174, Page 813, R.O.D.C., Tennessee, and the southwest corner of land described as Parcel B in Trustee's Deed Book 8710, Page 555, R.O.D.C., Tennessee, said point of beginning also being in the northerly margin of Mt. View Road; thence, with said northerly margin N 67° 15' 41" W, a distance of 40.00 feet to a point; thence, leaving said margin of said Mt. View Road and crossing Linda Kenaum's property, N 59° 44' 40" E, a distance of 48.15 feet to a point; thence, along Kenaum's easterly property line, S 06° 45' 00" W, a distance of 40.00 feet to the point of beginning and the above described triangular shaped easement contains 769.05 square feet or 0.0177 acres, more or less.

Being the same property conveyed to Jack Nixon by Warranty Deed from Linda Kenaum, unmarried, dated August 1, 1994, of record in Book 9426, Page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2007 taxes and subsequent years; and taxes that may be assessed by correction pursuant to the provisions of Tenn. Code Ann. §67-5-603 et seq. and §67-5-101-001 et. seq.

This is unimproved property known as **Mt. View Parkway, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging to the said HANOVER RIDGE, LLC, its successors and assigns.

AND I DO COVENANT with the said HANOVER RIDGE, LLC, that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, warrant and forever defend the title to said land to the said HANOVER RIDGE, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 8TH day of December, 2006.

JACK NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JACK NIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he voluntarily executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office this the 8TH day of December, 2006.

NOTARY PUBLIC

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9/19/09

The consideration for this transfer, or the value of the interest in the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me the 8TH day of December, 2006.

NOTARY PUBLIC

My commission expires:

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010