STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $46,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 14th day of December, 2006.

Notary Public
My Commission expires: My Commission Exp. Jan. 24, 2009

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

ARLENE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:

Fitzpatrick Family Members, L.L.C.
2211 Hampton Avenue
Nashville, Tennessee 37215

SEND TAX BILL TO:

Same address as Owner

Map: 94-10/Parcel: 58

WARRANTY DEED

FOR AN 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 and sufficiency of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto FITZPATRICK FAMILY MEMBERS, L.L.C., a Tennessee limited liability company, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described in Exhibit "A", attached hereto and incorporated herein.

EASEMENT: Said transfer and conveyance is subject to, and Grantor, its agents, successors and assigns, hereby retains a non-exclusive, perpetual easement ("Easement") over, under and through the aforedescribed property for the purpose of operating, maintaining, repairing, replacing and inspecting the water mains, storm sewers and/or sanitary sewers contained therein. The Grantee shall use the Easement area for any lawful purpose or purposes desired so long as such use or uses do not destroy, weaken or damage the water mains, storm sewers and/or sanitary sewers contained therein, or interfere with the operation or maintenance thereof.

This is unimproved, vacant property located on the west side of Omohundro Place, north of Lebanon Pike, Nashville, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/29/06 09:37 4 pg
Fees:23.00 Taxes:172.98
20061229-0160525

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the Permitted Exceptions described in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belong to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives 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 my hand this 14th day of December, 2006.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Ken Maynard

Printed Name: Ken Maynard
Title: Director of Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ken Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Public Property Administration of and for THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, the within named bargainor, and that he as such Director of Public Property Administration has executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County, by himself as such Director of Public Property Administration.

Witness my hand and official seal at office, this 14th day of December, 2006.

Arlene Robinson

Notary Public

My Commission Expires: My Commission Exp. Jan. 24, 2009



EXHIBIT "A"

REAL PROPERTY DESCRIPTION

Parcel of Land across Lot 1 on the Final Plat of Fitzpatrick Property
Parcel 58, Map 94-10

Being a parcel of land crossing Lot 1 on the Final Plat of Fitzpatrick Property, prepared by Barge, Waggoner, Sumner & Cannon, Inc., bearing the seal and certification of Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated June 12, 2006, last revised August 8, 2006, of record in Instrument No. 20061016-0127937, Registers Office Davidson County Tennessee in the First Civil District, Fifteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being generally located to the north of Lebanon Road (U.S. Highway 70), east of Browns Creek, south of Visco Drive, and west of Omohundro Place, and being more particularly described as follows:

Beginning at an iron rod (old) at the southwest corner of Lot 1 and the southeast corner Lot 2 on said Final Plat of Fitzpatrick Property, and in the north right-of-way of Lebanon Road;

THENCE, with the easterly line of said Lot 2 N 00° 06' 01" W, 75.79 feet;

THENCE, leaving said Lot 2 and continuing with the following calls: With a curve concave north having a central angle of 45° 53' 46", a radius of 779.00 feet, and a chord of N 51° 45' 42" E, 607.46 feet for an arc length of 624.01 feet, N 28° 48' 49" E, 101.70 feet to an iron rod (old), With a curve concave southeast having a central angle of 07° 28' 45", a radius of 995.46 feet, and a chord of N 32° 33' 14" E, 129.85 feet for an arc length of 129.94 feet to the southerly line of said Lot 2;

THENCE, with said southerly line of Lot 2 N 83° 38' 19" E, 113.14 feet;

THENCE, leaving said Lot 2 and continuing with the following calls: With a curve concave southeast having a central angle of 12° 16' 58", a radius of 915.46 feet, and a chord of S 34° 57' 17" W, 195.88 feet for an arc length of 196.25 feet to an iron rod (old), S 28° 48' 49" W, 101.70 feet, With a curve concave northwest having a central angle of 45° 45' 52", a radius of 859.00 feet, and a chord of S 51° 41' 45" W, 668.03 feet for an arc length of 686.12 feet to an iron rod (old) in the north right-of-way of Lebanon Road;

THENCE, with the right-of-way of Lebanon Road N 87° 51' 04" W, 22.88 feet to the Point of Beginning;

Containing 74,410 Square Feet or 1.71 Acres, more or less;

Being the same property conveyed to the Mayor and City Council of Nashville, its successors and/or assigns by deed dated May 11, 1885 from George A. Washington of record in Book 89, page 163, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Subject to all matters shown on the Plan of Final Plat of Fitzpatrick Property of record in Instrument No. 20061016-0127937, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of Subdivision of Georgia Industrial Realty Company's South Nashville Property of record in Plat Book 421, Page 187, Register's Office for Davidson County, Tennessee.

3. Easements to Metropolitan Government of Nashville and Davidson County of record in Book 4565, Page 436, Book 6335, Page 927, Book 6342, Page 566 and Book 6335, Page 924, Register's Office for Davidson County, Tennessee.

4. Easements to the Tennessee Valley Authority of record in Book 1358, Page 40, Book 1237, Page 180, and Book 1684, Page 535, Register's Office for Davidson County, Tennessee.

5. Flowage Easement to the United States of America of record in Book 2154, Page 371, Register's Office for Davidson County, Tennessee.

6. Easement for the flow of Brown's Creek.

7. Rights of the Railroad under Charter Right-of-Way.

8. Easement to Tennessee Electric Power Company of record in Book 787, Page 99, Register's Office for Davidson County, Tennessee. (Note: A copy of this document is not available on the internet or at the Davidson County Register of Deed's Office.)

9. Agreement pertaining to Electric Power Wire Towers of record in Book 437, Page 182, Register's Office for Davidson County, Tennessee.

10. The subject property is located in a Special Flood Hazard Area according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 470040 0238 F, dated April 20, 2001.