THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26148-12-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00 Affiant Subscribed and sworn to before me, this 5th day of January, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Steve G. Fridrich, Trustee 425 Jackson Boulevard Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.14-0 Parcel No. 137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David T. Vandewater, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve G. Fridrich, Trustee of the 425 Jackson Boulevard Trust, dated January 5, 2007, with full power to sell, convey, lease or mortgage without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Phyllis B. Vandewater, spouse of **David T. Vandewater,** hereby joins in the execution of this instrument to convey and any all marital interest she may have in subject property.

This is improved property located at 425 Jackson Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2007.

David T. Vandewater

Phyllis B. Vandewater

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David T. Vandewater and Phyllis B. Vandewater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/12/07 15:35 2 pgs
Fees:13.00 Taxes:9990.00

20070112-0005490

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots No. 1 and No. 2 W. S. Bransfords Subdivision, as of record in Plat Book 7900, page 860, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David T. Vandewater, Unmarried by Quitclaim Deed dated September 14, 1995 from Steven G. Fridrich, Trustee with full power of record in Book 9817, page 682, Register's Office for Davidson County, Tennessee. David T. Vandewater has since married.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 7900, page 860, Register's Office for Davidson County, Tennessee.