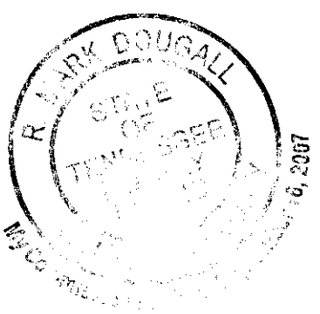
This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006120020

Davidson County DEEDWARR
Recvd: 01/23/07 10:57 3 pgs
Fees:18.00 Taxes:4995.00
20070123-0009179

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, is **$1,350,000.00**

Sworn to and subscribed before me this 18th day of January, 2007.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Wilson James, et al 1525 Elm Hill Pike Nashville, TN 37210	Same	10600013900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James D. Crawford, Trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Wilson James and Frank E. Jones, III**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, beginning at an iron pin on the southerly margin of Elm Hill Pike and the northwestern corner of the Ayers property of record in Book 7022, Page 687, and corrected in Book 7050, Page 618, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence leaving Elm Hill Pike, S 13 deg. 28' 00" West, 139.00 feet to an iron pin;

(2) Thence S 39 deg. 01' 00" West, 343.00 feet to an iron pin;

(3) Thence N 13 deg. 28' 00" West 354.30 feet to an iron pin;

(4) Thence along Elm Hill Pike, with a curve to the left, having a central angle of 06 deg. 18' 22", a radius of 1040.00 feet and an arc length of 116.77 feet to an iron pin;

(5) Thence N 76 deg. 32' 00" East, 157.90 feet to the point of beginning, containing 66,477.06 square feet or 1.53 acres, according to a survey prepared by Phillip E. Holmes, Jr., RLS No. 1728, Volunteer Land Surveying Services, P. O. Box 100310, Nashville, TN 37224-0310, dated December 12, 2006.

Being the same property conveyed to James D. Crawford, Trustee, by Warranty Deed from Charles E. McCabe, recorded on the 11th day of September, 1996 in Deed Book 10188, Page 279, in the Register's Office of Davidson County, Tennessee.

Together with an easement described as follows:

EASEMENT FOR THE BENEFIT OF PARCEL 1 SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN THE EASEMENT AGREEMENT, WHICH APPEARS OF RECORD IN BOOK 10188, PAGE 271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASEMENT IS DESCRIBED AS FOLLOWS:

Beginning at a point situated in the southerly margin of Elm Hill Pike, said point being the northeast corner of the Charles E. McCabe property of record in Deed Book 5267, Page 522, RODCT, and the northwest corner of the James W. Ayers property of record in Deed Book 7022, Page 687, and corrected in Book 7050, Page 618, RODCT; thence along said road N 76 deg. 32' 00" East, a distance of 55.00 feet to a point; thence leaving said road S 00 deg. 39' 43" West, a distance of 143.38 feet to a point; thence S 76 deg. 32' 00" West, a distance of 20.00 feet to a point; thence N 13 deg. 28' 00" West, a distance of 139.05 feet to the point of beginning, and containing 5,214.27 square feet or 0.120 acres of land, more or less.

Being part of the same property conveyed to James W. Ayers, of record in Book 7022, Page 687, and corrected in Book 7050, Page 618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1525 Elm Hill Pike, Nashville, TN 37210.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of January, 2007.

James D. Crawford, Trustee

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **James D. Crawford, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2007.

Kathleen J. Marotta
Notary Public

My Commission Expires:

KATHLEEN J. MAROTTA
Notary Public, State of Ohio
My Commission Expires 7/24/2011