This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 01/31/07 15:21 4 pgs
Fees:23.00 Taxes:3422.50
20070131-0013021

Address New Owner as follows:
J. F. C. Enterprises, Inc.
P. O. Box 41250
Nashville, Tennessee 37204-1250

Send Tax Bills To:
Same

Map-Parcel No.:
106-2/55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of January, 2007.

Notary Public

My Commission Expires: 11/22/08

MARILYN HYDE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tate Properties, LLC**, a Tennessee limited liability company, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **J. F. C. Enterprises, Inc.**, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 911 Twin Elms Court, Nashville, Tennessee 37210.

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, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successor 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 this 31st day of January, 2007.

Tate Properties, LLC, a Tennessee limited liability company

By: William H. Tate

William H. Tate
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Tate, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be Chief Manager of Tate Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 31st day of January, 2007.

Marilyn Hyde
Notary Public

My Commission Expires: 11/24/08

MARILYN HYDE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

N MBH 606270 v1
2904040-000001 1/26/2007

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain tract or parcel of land in District One, Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Hill Business Center, Section 10, of record in Book 5190, page 489, Register's Office for said County, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Tate Properties, Limited, a Tennessee Limited Partnership, whose General Partner is William M. Tate by deed of record in Book 6009, page 765, Register's Office for Davidson County, Tennessee. The said Tate Properties, Limited was converted to Tate Properties, LLC by Articles of Conversion filed with the Secretary of State on August 27, 1996. By Articles of Merger filed with the Secretary of State filed December 28, 1999, Tate Properties, LLC merged into Tate Properties Partnership, a Tennessee general partnership. By Articles of Conversion filed with the Tennessee Secretary of State filed September 26, 2003, Tate Properties Partnership converted to Tate Properties, LLC, a Tennessee limited liability company.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2007 and subsequent years.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5203, page 257, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

3. All matters shown on Plat recorded in Book 5190, page 489, Register's Office for Davidson County, Tennessee.

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services for water and/or sewer distribution system of record in Book 5226, page 14, Register's Office for Davidson County, Tennessee.

5. Survey Number 06284, dated December 7, 2006, prepared by R. Scot Cherry, TN RLS #1512 of Cherry Land Surveying, Surveyors, indicates the following:

   (a) Overhead utilities along southerly and northerly lines.

   (b) Storm sewer lines in northeasterly corner.

   All as more particularly shown on said survey.