THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No.20220-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
620 Royal Parkway Partners 4121 Hillsboro Pike Nashville, TN 37215	New Owner	Map 108 Parcel 001

Davidson County DEEDWARR
Recvd: 03/02/07 16:03 3 pgs
Fees:18.00 Taxes:4255.00
20070302-0026269

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, HUNTER WIDENER, TRUSTEE OF THE BOYD FAMILY TRUST UNDER AGREEMENT DATED SEPTEMBER 14, 1988, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 620 ROYAL PARKWAY PARTNERS, a Tennessee general partnership composed of Spiva Family Partners, a Tennessee general partnership, George N. Spiva, Nicholas L.E. Hill, and David G. Patterson, Jr., hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND lying in the 14th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 3 on the Plan of "A Re-Subdivision of Lot 3 of The Anderson Properties Land", as recorded in Book 7900, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING that same property conveyed to The Boyd Family Trust, Sovran Bank/Central South, and Hunter Widener, Trustees, by Deed from J. Mitchell Boyd and wife Betty Boyd of record in Book 8056, Page 419 said Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 620 Royal Parkway, Nashville, Tennessee 37214.

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 covenants with the said Grantee that he 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 set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of March 2007.

Hunter Widener, Trustee of the Boyd Family Trust

COMMONWEALTH OF Virginia
COUNTY OF Bristol City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Widener, Trustee of the Boyd Family Trust under Agreement dated September 14, 1988 the 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 in his capacity as Trustee for the purposes therein contained, being authorized so to do.

WITNESS my hand and official seal at Bristol, Virginia, this 1st day of March 2007.

LINDA S. TOON
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

Linda S. Toon
NOTARY PUBLIC

My Commission Expires: Nov. 30, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me this 1st day of March 2007.

SHARON S. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sharon S Patterson
Notary Public
My commission expires 7-19-08

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable. Map 108, Parcel 001

(b) Matters shown on the Plan of record in Book 7900, Page 76, Register's Office for Davidson County, Tennessee.

(c) A nonexclusive easement for ingress and egress as set out in the deed of record in Book 4697, Page 897, said Register's Office.

(d) Agreement for Dedication of Easement for storm sewers and/or sanitary sewers of record in Book 5328, Page 596, said Register's Office.

(e) Storm Water Detention Agreement of record in Book 8152, Page 172, said Register's Office.

(f) Lease by and between Boyd Family Trust and The Car Kennel, Inc. dated June 26, 1990 of record in Book 8173, Page 954, said Register's Office.

(g) Matters shown on the ALTA/ACSM Land Title Survey of Lot 3 of the Resubdivision of Lot 3 Anderson Properties Land, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated August 1, 2006, and revised August 9, 2006, Job Number 06180CW.