 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $745,000.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2007. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/06/07 09:21 2 pgs
Fees:13.00 Taxes:2756.50
20070306-0027375

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcor Properties	**New Owner**	**Map 127-16, Parcel 31**
922 Harpeth Valley Place		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Monsterland, LLC, a Tennessee Limited Liability Company, as tenant in common as to a seventy percent undivided interest and William Butler as tenant in common as to the remaining thirty percent undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcor Properties, a partnership comprised of Mark A. Bowers and James R. Corley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Resubdivision of Lots Nos. 6 and 7, First Revision, Harpeth Valley Office Park, a Planned Unit Development, of record in Instrument No. 20000721-0072394, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Monsterland, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from French River Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20010111-0003599, Dated January 8, 2001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monsterland, LLC, a Tennessee Limited Liability Company, as tenant in common as to a seventy percent undivided interest and William Butler as tenant in common as to the remaining thirty percent undivided interest, by Strawman Quitclaim Deed, from Monsterland, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070306 - 00 27374, Dated February 28, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000721-0072394, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11651, page 501, Register's Office for DAVIDSON County, Tennessee.
Articles of Organization for Monsterland, LLC, of record in Instrument No. 20000322-0029077, Register's Office for Davidson County, Tennessee.
Assignment of Rents of record in Instrument No. 20010111-0003601, Register's Office for Davidson County, Tennessee.
Landscape Easement of record in Instrument No. 20000710-0067844, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20000324-0029967, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utilities District of record in Book 9443, page 941 and Book 9443, page 956, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Harpeth Valley Office Park Service Association of record in Book 11651, page 497, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 922 Harpeth Valley Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 28th day of February, 2007.

Monsterland, LLC,
a Tennessee Limited Liability Company

By: Timothy J. Moses, Chief Manager

William Butler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William Butler, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Timothy J. Moses with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Monsterland, LLC, the within named bargainor, a Tennessee limited liability company, and that Timothy J. Moses as such Chief Manager 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, at office, this 28th day of February, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: **07137-CD**
RECORD & RETURN TO:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055