PICK-UP

Davidson County DEEDWARR
Recvd: 03/06/07 14:35 5 pgs
Fees:28.00 Taxes:3515.00
20070306-0027791

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 WEST END AVENUE, SUITE 1150
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
6968 Nolensville Road, LLC 5416 Brownstone Drive Brentwood, TN 37027	New Owner	Map 186 Parcel 13.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of NINE HUNDRED FIFTY THOUSAND AND NO/100 ($950,000.00) DOLLARS, the receipt of which is hereby acknowledged, ROY E. PERRY and wife, BERNICE S. PERRY (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto 6968 NOLENSVILLE ROAD, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee (the "Property"), described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Charles D Reason II
AFFIANT

Subscribed and sworn to before me this 6th day of March, 2007.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-19-08

This is improved property located at 6968 Nolensville Road, Nashville, Davidson County, Tennessee.

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered except for those matters described in Exhibit "B," which is attached hereto and incorporated herein by reference. Grantors further covenant and bind their heirs, representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 6th day of March, 2007.

GRANTORS:

Roy E. Perry

ROY E. PERRY

Bernice S. Perry

BERNICE S. PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, M. Todd Jackson, a Notary Public in and for said State and County, the within named ROY E. PERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 6th day of March, 2007.

Notary Public

M. TODD JACKSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 16, 2007

My Commission Expires: 6-16-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, M. Todd Jackson, a Notary Public in and for said State and County, the within named BERNICE S. PERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 6th day of March, 2007.

Notary Public

My Commission Expires: 6-16-07

M. TODD JACKSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES: JUNE 16, 2007

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being further described as follows:

BEGINNING at an iron rod situated in the northerly margin of Nolensville Pike, said iron rod also being situated 43 feet ± along said margin of Nolensville Pike from the westerly margin of Burkitt Road, said iron rod also being the southwest corner of the Mimosa Properties, LLC, property recorded as Instrument No. 20041026-0128747 in the Register's Office for Davidson County, Tennessee ("RODC"); thence, leaving the Mimosa Properties, LLC, property and along the said margin of Nolensville Pike N 36° 33' 04 West 304.97 feet to an old iron rod, said rod being the southeast corner of the Louis W. Atwood property as recorded in Book 8456, Page 341, RODC; thence, leaving the said margin of Nolensville Pike and along the easterly boundary line of Atwood N 81° 01' 18" East 473.13 feet to an old iron rod situated in the southerly margin of Old Burkitt Road; thence, leaving the said Atwood boundary line and along the said margin of Old Burkitt Road S 39° 16' 11" East 173.20 feet to an iron rod, said iron rod being the northwest corner of the aforesaid Mimosa Properties, LLC, property; thence, leaving the said margin of Old Burkitt Road and along the westerly boundary line of the Mimosa Properties, LLC, property and generally with an old fence line S 64° 57' 15" West 436.38 feet to the point of beginning, containing 2.31 acres (100,583 square feet) according to a survey entitled "Boundary Survey, Roy Estes Perry Property" dated July 21, 2006, revised July 24, 2006, prepared by C. Michael Moran, RLS (TN No. 970).

BEING the same property conveyed to Roy Estes Perry by deed from Nellie Baker Perry, as of record in Book 8095, Page 664, RODC.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on a survey entitled "Boundary Survey, Roy Estes Perry Property" dated July 21, 2006 and revised on July 24, 2006, prepared by C. Michael Moran, RLS (TN No. 970).