Davidson County DEEDWARR
Recvd: 03/12/07 10:30 3 pgs
Fees:18.00 Taxes:2960.00
20070312-0029918

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, ~~for this transfer is $800,000.00~~. Affiant Subscribed and sworn to before me, this 9th day of March, 2007. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Pinnacle-McGavock Pike, LLC 4410 Franklin Road Nashville, TN 37204	Same	062-00-0-255.00 062-00-0-34.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC VALLEY ACRES, INC.,** a Tennessee corporation , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PINNACLE-MCGAVOCK PIKE, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. I (Parcel 255)
Being a tract of land lying in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being the tract of land known as a portion of Lot 1 of the Resubdivision of Lot 1, Phase 2, Music City Outlet Center of record by Instrument No. 20001010-0100369 in the Register's Office for Davidson County (RODC), Tennessee and being more particularly described as follows: Bounded on the south by Lot 3 of said plat, on the west by the lands of Gleaves Farms, LTD, Deed Book 6849, Page 546; on the north by the remainder of Lot 1 of said plat being the lands of Fiddler's Inn, Inc. recorded in Instrument No. 20010925-0103855 and on the east by Lot 2 of the Resubdivision of Lot 2 and Lot 2 Phase 2 Music City Outlet Center Instrument No. 20000107-0002400, Hobbs & Sons, L.P., Instrument No.

20001025-0105690 and by the lands of Two River Corporate Center, Instrument No. 20011228-0143693. Tract being described as follows:

Point of commencement being an iron pipe found at the southwest corner of Lot 3 of said plat; thence leaving said corner North 09 degrees 20'08" East 155.20 feet along the common line of Lot 3 and the lands of Gleaves Farm, LTD. As recorded in Deed Book 6849, Page 546, RODC, to the TRUE POINT OF BEGINNING thence with said common line North 09 degrees 22'00" East 215.37 feet to a found iron pipe; thence leaving said common of Lot 1 and Gleaves Farm, LTD, and with the common line of the remainder of Lot 1 and said lands of Fiddler's Inn, Inc., South 63 degrees 33'45" West 431.01 feet to a found iron rod on the common line of said Lot 1 and the lands of the Two River Corporate Center; thence with said common line South 00 degrees 09'00" West 79.94 feet to an iron rod with a cap (Ragan & Smith); thence leaving said common line of Lot 1 and the lands of Two Rivers Corporate Center, and with the common line of Lot 1 and Lot 2 of said plats, North 83 degrees 34'25" West 155.67 feet to a found iron rod; thence South 06 degrees 25'35" West 216.71 feet to a found iron rod with a cap (Ragan & Smith); thence South 54 degrees 53'03" West 32.14 feet to a point; thence leaving said common line of Lots 1 & 2, and with the common line of Lots 1 & 3, North 06 degrees 26'12" East 102.43 feet to a point; thence North 83 degrees 33'48"West 271.09 feet to the point of beginning. Containing 76,521 square feet or 1.76 acres, according to the survey of Littlejohn Engineering Associates, Robert. M. Searson, R.L.S. No. 1666, 1935 21st Avenue South, Nashville, TN 37212 dated March 7, 2007.

Being the same property conveyed to Music Valley Acres, Inc. by Quitclaim Deed from Fiddler's Inn, Inc. of record in Instrument No. 20070312-0029917, Register's Office for Davidson County, Tennessee.

Tract No. II (Parcel 34)
Being a tract of land lying in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being the tract of land known as Lot 3 on the Resubdivision of Lot No. 1, Phase 2, Music City Outlet Center of record in Instrument No. 20001010-0100369, RODC. Bounded on the south by the northern Right-of-Way of McGavock Pike (90' ROW), on the west by the lands of Gleaves Farms, LTD, Deed Book 6849, Page 546; on the north and east by Lot 1 of said plat; also on east by Lot 2 of the Resubdivision of Lot 2 and Lot 2 Phase 2 Music City Outlet Center Instrument No. 20000107-0002400, Hobbs & Sons, L.P. Instrument No. 200001025-0105690. Tract being described as follows:

Point of beginning being an iron pipe found at the southwest corner of Lot 3, said pipe being the common corner of said lot and the lands of said Gleaves Farm, LTD.; thence with said common line of the lands of Gleaves Farm, LTD. North 09 degrees 20'06" East 155.20 feet to a set point; thence leaving said common line of Gleaves and with the common line of Lots 3 & 1 of said property, South 83 degrees 33'48" East 271.09 feet to a set point; thence South 06 degrees 26'12" West 102.43 feet to a set point on the common line of said Lots 2 & 3; thence South 54 degrees 53'03" West 21.45 feet to a found iron rod; thence South 26 degrees 19'25" West 27.13 feet to a found iron rod; thence South 07 degrees, 32'32" East 13.13 feet to a set point on the northern ROW of McGavock Pike; thence with said ROW North 83 degrees 34'25" West 252.52 feet to the point of beginning. Containing 41,630 square feet or 0.96 acres, according to the survey of Littlejohn Engineering Associates, Robert M. Searson, R.L.S. No. 1666, 1935 21st Avenue South, Nashville, TN 37212, dated March 7, 2007.

Being a portion of the same property conveyed to Music Valley Acres, Inc. by Quitclaim Deed from Fiddler's Inn, Inc. of record in Book 9811, Page 292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Instrument No. 20001010-0100369, Register's Office for Davidson County, Tennessee.

3. Sign Easement of record in Book 9197, Page 283, said Register's Office.

This is unimproved property known as Part of Lot 1, Music City Outlet Center Resubdivision of Lot 1, Phase 2 and Lot 3, Music City Outlet Center Resubdivision of Lot 1, Phase 2

RESTRICTIVE COVENANT RUNNING WITH LAND: Grantor hereby imposes upon the subject property a restrictive covenant that the property cannot be used for the sale of gasoline, diesel fuel, other petroleum based products related to motor vehicles, or any other fuel or power source for motor vehicles under existing or future technology for a period of twenty-five (25) years after the date of this instrument. This restrictive covenant shall run with the land and shall be binding upon the Grantee, his heirs, successors, and assigns.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our 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 person whomsoever, subject to encumbrances set forth herein.

WITNESS my hand this 9th day of March, 2007.

MUSIC VALLEY ACRES, INC.,
a Tennessee corporation

By: _____
Kenneth B. Schoen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH B. SCHOEN** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of March, 2007.

_____
Notary Public

My Commission Expires: _____

