Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Terrigena Group, LLC
1106 Arbor Run Place
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/15/07 13:42 4 pgs
Fees:23.00 Taxes:3700.00
20070315-0031827

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle Financial Partners
211 Commerce Street, Suite 300
Nashville, TN 37201

MAP 160
GROUP
PARCEL 59.00 and 57.01

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 and sufficiency of which are hereby acknowledged, **James B. Martin (also known as James Bell Martin),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Terrigena Group, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to James B. Martin (also known as James Bell Martin) by deed from Deborah B. Martin (also known as Deborah Blair Martin) of record in Book 6093, page 54, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5614 Franklin Pike Circle, Brentwood, Tennessee 37027.**

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 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 my hand this the **8th** day of **March, 2007.**

James B. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James B. Martin (also known as James Bell Martin)**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of March, 2007.

R. Francene Kavin
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,000,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2007.

R. Francene Kavin
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

EXHIBIT "A"

Land in the 6th Civil District of Davidson County, Tennessee, being part of the W. W. Pope Possessions at Brentwood, Tennessee, of record in Book 547, Page 69 and 70, and part of a strip lying between the easterly margin of the Old Franklin Pike and the westerly line of the possessions, as conveyed to John P. Holt, et al, as of record in Book921, Page 25, and consisting of 2 tracts, as Map 160, Parcel 59, being further described as follows:

TRACT I:

BEGINNING at a point in the westerly property line of Right-of-way of Interstate highway I-65, along the exit to Brentwood, Tennessee, designated as "Ramp B" and running with the northern boundary of land conveyed to J. Clifton Owen and wife, Velma Wickware Owen, by deed of record in the Register's Office for Davidson County, Tennessee, Book 4207, Page 471 and 472, to an iron pipe, a distance of 106 feet, more or less; thence in a northerly direction with the easterly margin of Old Franklin Pike (Franklin Road Circle) to a point in said easterly margin of Old Franklin Pike, a distance of 200 feet; thence in an easterly direction with the boundary line between the lands of J. C. Owen et ux, and Mrs. Ethel Roberts White, a distance of 56 feet, more or less, to a point in the aforesaid westerly property line of Interstate Highway I-65; thence in a southerly margin of said right-of-way property line a distance of 180 feet, to the point of beginning, containing 0.28 acres, more or less.

AND:

BEGINNING at a point in the aforesaid westerly right-of-way property line of Interstate Highway I-65, at the southeast corner of land of J. C. Owen, et ux, thence with the said right-of-way property line in a southerly direction a distance of 65 feet, to a point in said right-of-way property line, said point being the northeast corner of Sarah McArthur Lands; thence in a westerly direction with the northerly property line of the said Sarah McArthur property, a distance of 164 feet, more or less, to a point in the center line of Old Franklin Pike (Franklin Road Circle) which point is 33 feet west of an iron pipe thence in a northerly direction with the center line of the said Franklin Road (or Pike) Circle 67 feet, more or less; thence in an easterly direction with the southerly property line of J. C. Owen et ux, a distance of 33 feet to an iron pipe; thence continuing with the southerly line of the said tract a distance of 106 feet, more or less, or a total distance of 139 feet, more or less, to the point of beginning, containing 0.21 acres, more or less.

Being the same property conveyed to James B. Martin and wife, Deborah B. Martin, by J. Clifton Owen and wife, Velma Wickware Owen, by deed of record in Book 4415, Page 34, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4417, Page 60, and also being the same property conveyed by James B. Martin and wife, Deborah B. Martin, to Eldred A. Epple, Trustee, under indenture of trust dated December 1, 1971, by deed of record in Book 4586, Page 86, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to James B. Martin from Deborah B. Martin, by deed of record in Book 6093, Page 54, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 6th Civil District, formerly the 8th Civil District of Davidson County, Tennessee, described according to a survey by Metropolitan Government, Department of Health, dated July 23, 1971, being as follows:

Said lot fronts on Franklin Pike Circle at the common front corners of Parcels Nos. 57.1 and 58 as shown on the Map of Davidson County, Tennessee; thence northeastwardly with the southeasterly margin of Franklin Pike Circle 190 feet to a point; thence along the right of way for Interstate 65 southwardly 205 feet to a point; thence with the line between Parcels Nos. 57.1 and 58, 80 feet to the point of beginning and being further described as parcel 57.1 on property Map No. 160, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to F. Murray Parker and wife, Lavada D. Parker, by deed from Ethel Roberts White, of record in Book 4640, Page 159, said Register's Office, the said Lavada D. Parker having quitclaimed her interest to F. Murray Parker by instrument of record in Book 4818, Page 707, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. Restrictions contained in deed from Aimee T. Benjamin to John P. Holt, et al, of record in Book 921, Page 25, Register's Office for Davidson County, Tennessee, as follows:

This conveyance is made subject to the following restrictions which shall be construed as covenants running with the land.

1) The conveyees agree by the acceptance of this deed that neither themselves nor any of their successors in title shall build upon the property herein conveyed any filling station, lunch stand, or business house within 100 feet of the line of the Benjamin Home Tract.

2) Lack of direct access to Interstate Highway I-65 from the premises in question, such right of access having been condemned in the cause of David M. Pack Commissioner vs. Mrs. Ethel R. White, No. 72152, 5th Circuit Court of Davidson County, Tennessee, a certified copy of the decree in said cause being of record in Book 3905, Page 578, Register's Office for said County. A certified copy of the corrected judgment in said cause appears of record in Book 4018, Page 51, Register's Office for said County.

Being the same property conveyed by F. Murray Parker (unmarried) to James B. Martin and Deborah B. Martin by deed of record in Book 5079, Page 112, Register's Office for Davidson County, Tennessee.