Prepared By and
Return Recorded Document to:
Taylor, Busch, Slipakoff & Duma, LLP
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339
Attn: Dawn R. Landrum

Davidson County DEEDWARR
Recvd: 03/28/07 11:11 4 pgs
Fees:23.00 Taxes:3108.00
20070328-0037030

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This Indenture made this 21 day of **March, 2007** between **John Warner Veal and Dorothy Ann Williams Veal**, of the County of Forsyth, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **2548 Bransford Avenue, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100 Dollars ($10.00)** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lots Nos. 24 & 25 and 26 on the plan of Bransford Industrial Park of record in Book 4460, page 33, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to John Warner Veal, by deed from J.C. Properties, a Georgia general partnership composed of John Warner Veal and the Estate of James Culpepper Williams, of record in Book 9212, page 468, Register's Office for said County.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

John Warner Veal (SEAL)
John Warner Veal

Dorothy Ann Williams Veal (SEAL)
Dorothy Ann Williams Veal

Address of Grantor for Notice Purposes:

3065 Trotters Parkway
Alpharetta, Georgia 30004

STATE OF GEORGIA)
COUNTY OF FORSYTH)

Before me, Betty Wilson, of the state and county aforementioned, personally appeared John Warner Veal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor and that such person executed the foregoing instrument for the purpose therein contained, by signing the name of such person.

WITNESS my hand and seal, this 16th day of March, 2007.

Betty B Wilson
Notary Public
My Commission
Expires: 2-20-09

BETTY B. WILSON NOTARY PUBLIC COBB CO., GA MY COMMISSION EXPIRES FEB. 20, 2009

STATE OF GEORGIA)
COUNTY OF FORSYTH)

Before me, Betty Wilson, of the state and county aforementioned, personally appeared Dorothy Ann Williams Veal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor and that such person executed the foregoing instrument for the purpose therein contained, by signing the name of such person.

WITNESS my hand and seal, this 16th day of March, 2007.

Betty B. Wilson
Notary Public
My Commission
Expires: 2-20-09

BETTY B. WILSON NOTARY PUBLIC COBB CO., GA MY COMMISSION EXPIRES FEB. 20, 2009

Order No: NA039417ND
Reference No:

EXHIBIT A

Tract 1:

Being Lot 24 on the plan of Bransford Industrial Park as of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

Commencing at an iron post in the easterly margin of Bransford Avenue and the northern margin of I-440, thence with said easterly margin, North 4 degrees 25 minutes 05 seconds East 308.09 feet to an iron pin, the point of beginning, thence continuing with said east margin, North 4 degrees 25 minutes 05 seconds East 95.0 feet to an iron pin, thence a curve to the right of radius 25.0 feet for a length of 39.27 feet to an iron pin in the southerly margin of Ligon Drive, thence with said southerly margin with a curve to the left of radius 734.64 (more or less) for a length of 115.0 feet to an iron pin at the northwest corner of Lot 23, thence with the west margin of said lot, South 4 degrees 27 minutes 05 seconds East 130.59 feet to an iron pin, the northeast corner of Lot 25, thence with the northerly boundary of said lot, North 85 degrees 34 minutes 51 seconds West 159.90 feet to the point of beginning and containing 0.42 acre, more or less.

Tract 2:

Being Lot 25 on the plan of Bransford Industrial Park as of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

Commencing at an iron post in the easterly margin of Bransford Avenue and the northerly margin of I-65, thence with said easterly margin, North 4 degrees 25 minutes 05 seconds East 208.09 feet to an iron pin, the point of beginning, thence continuing with said easterly margin, North 4 degrees 25 minutes 05 seconds East 100.0 feet to an iron pin, the southwest corner of Lot 24, thence with the southern boundary of said lot, South 85 degrees 34 minutes 51 seconds East 159.90 feet to an iron pin, the southeast corner of Lot 24 and an interior corner of Lot 23, thence with the southwesterly boundary of Lot 23, South 37 degrees 55 minutes 17 seconds East 120.06 feet to an iron pin in the northerly margin of I-440, thence South 52 degrees 04 minutes 55 seconds West 16.72 feet with said northern margin of an iron pin, the northeast corner of Lot 26, thence with the northern boundary of Lot 26, North 85 degrees 34 minutes 51 seconds West 228.40 feet to the point of beginning and containing 0.47 acres, more or less.

Tract 3:

Being Lot 26 on the plan of Bransford Industrial Park as of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

Beginning at an iron post in the easterly R-O-W of Bransford Avenue and in the northerly margin of the R-O-W of I-440, thence with said east margin, North 4 degrees 25 minutes 05 seconds East 208.09 feet to an iron pin, the southwest corner of Lot 26, thence with the southerly margin of said lot, South 85 degrees 34 minutes 51 seconds East 228.40 feet to an iron pin in the northerly margin of I-440, thence with said northerly margin, South 52 degrees 04 minutes 55 seconds West 308.98 feet to the point of beginning and containing 0.55 acre, more or less.

Being the same property conveyed to John Warner Veal by Deed of record in Book 9212, Page 468, Register's Office for Davidson County, Tennessee. (All three tracts)

State of Tennessee

County of Davidson

The actual consideration or value, whichever is higher, for this transaction is $840,000.00.

Affiant

Subscribed and sworn to before me, this date: March 27, 2007

Notary Public

My Commission Expires: March 22, 2008

PAMELA PEARRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax Map & Parcel No. 118-03-0-079.00

Property Address: 2548 Bransford Avenue
Nashville, TN 37204-2853

Send Tax Bills to New Owner:

John Warner Veal
c/o 2548 Bransford Avenue, LLC
3065 Trotters Parkway
Alpharetta, GA 30004