Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,575.00 Lee A. Cohen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF APRIL, 2007. Deborah J. Cohen Notary Public MY COMMISSION EXPIRES: 9-22-2007 (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHANNING PARTNERS, GP	**SAME**	**05105001900, 05105001800, 05105002100, 05105002200**
(NAME) ~~P.O. BOX 160591~~ 4117 Hillsboro Pike, Suite 103-177	(NAME) 4117 Hillsboro Pike, Suite 103-177	**05105002400, 05105002500, 05105002600, 05105002900**
(ADDRESS) **NASHVILLE, TN ~~37216~~** 37215	(ADDRESS) Nashville, TN 37215	**05105003000, 05105003100, 05105003200, 05105003300**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JERRY C. HARLAN AND WIFE, WANDA HARLAN AND DAVID R. POUNDERS AND WIFE, CHANDRA H. POUNDERS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANNING PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF TRACTS"

Jerry C. Harlan and Jerry Harlan are one and the same person.

This conveyance is subject to all matters shown on the Plan of record in Book 5260, page 37, Book 6250, page 706, Book 6250, page 705, Book 6200, page 263, Book 6200, page 295 and Book 8250, page 989, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8463, page 271, Book 8463, page 275 and Book 8463, page 279, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20030228-0026830, 20030228-0026948, 20030228-0026833 and 20030228-0026831, said Register's Office, and any and all other easements, restrictions or conditions pertaining to said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/20/07 15:14 3 pgs
Fees:18.00 Taxes:1966.83
20070420-0047576

Unimproved ( )
This is improved(X) property, known as **801/ 805/ 809/ 817/ 821/ 825/ 811/ 815/ 819/ 823/ 827 CHANNING DRIVE, AND 0 CHANNING DRIVE (VACANT LOT), MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 19th DAY OF **APRIL, 2007.**

David R Pounders
By Jerry C Harlan His attorney In Fact
DAVID R. POUNDERS
By: Jerry C. Harlan, Attorney in Fact for David R. Pounders

Jerry C. Harlan
JERRY C. HARLAN

Chandra H. Pounders
By Jerry C. Harlan, His attorney in Fact
CHANDRA H. POUNDERS
By: Jerry C. Harlan, Attorney in Fact for Chandra H. Pounders

Wanda Harlan
WANDA HARLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry C. Harlan and wife, Wanda Harlan,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **19th day of April, 2007.**

My commission expires: 11-25-07

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Darlene Edwards
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRY C. HARLAN, ATTORNEY IN FACT FOR DAVID R. POUNDERS AND WIFE, CHANDRA H. POUNDERS,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DAVID R. POUNDERS AND WIFE, CHANDRA H. POUNDERS** and who acknowledged that he executed the same as the free act and deed of **DAVID R. POUNDERS AND CHANDRA H. POUNDERS.**

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2007.

My commission expires: 11-25-07.

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Darlene Edwards
Notary Public

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot(s) Reserve Parcel A, as shown on the map entitled Final Subdivision Plan Resubdivision of Lots 1 and 2 Due West Subdivision, of record in Plat Book 6250, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Jerry C. Harlan, by deed of record in Book 6117, page 165, dated August 12, 1983, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being Lot(s) 1A and 2A, as shown on the map entitled Zone Lot Division of Lots 1-4 of the Resubdivision of Lots 1 and 2 on the Plan of Due West Subdivision, of record in Book 5200, page 37, amended in Book 6200, page 263 and Book 6250, page 706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Harlan and wife, Wanda Harlan, by deed of record as Instrument No. 20020522-0062182, dated May 17, 2002, said Register's Office. (As to Lot No. 2A)

Being part of the same property conveyed to David R. Pounders and wife, Chandra H. Pounders, by deed of record in Book 9482, page 428, as corrected in Book 11199, page 105, dated September 26, 1994, said Register's Office. (As to Lot No. 1A)

Tract III:

Land in Davidson County, Tennessee, being Lot(s) 3-A, 3-B, 4-B, as shown on the map entitled Zone Lot Division of Lots 1-4, Resubdivision of Lots 1 and 2, Due West Subdivision, of record in Book 6250, page 706, as amended in Book 8250, page 989 AND Lot(s) 5-A, 5-B, 6-A, 6-B, 7-A and 7-B, as shown on the map entitled Zone Lot Division of Lots 5-7, Resubdivision of Lots 1 and 2, Due West Subdivision of record in Book 6250, page 705, as amended in Book 8250, page 989 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to David R. Pounders and wife, Chandra H. Pounders, by deed of record in Book 9482, page 428, as corrected in Book 11199, page 105, dated September 26, 1994, said Register's Office.

See Power of Attorney for David R. Pounders and wife, Chandra H. Pounders being recorded simultaneously herewith of record in Instrument # 20070420000475 75, Register's Office for Davidson County, Tennessee.