This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/25/07 15:49 3 pgs
Fees:18.00 Taxes:3052.50
20070425-0049564

# WARRANTY DEED

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Address of new owner as follows:
**2121 Abbott Martin Partners,**
**a Tennessee general partnership**
**2002 Richard Jones Road**
**Suite 200-C**
**Nashville, Tennessee 37215**

Send tax bills to:
**(Same)**

Map-Parcel No.
**117-14-100.00**

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Sherril Beasley, Trustee of the Sherril Beasley Living Trust dated February 9, 2007** (hereinafter the "Grantor"), for good and valuable consideration to the Grantor, in hand paid by **2121 Abbott Martin Partners, a Tennessee general partnership** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 6, Block "A" on the Plan of the Subdivision of the George Waters Land on Abbott-Martin Road, as of record in Book 1130, page 32, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Abbott-Martin Road and runs back between parallel lines 200 feet to a dead line.

Included in the above but excluded therefrom is that portion thereof described in the deed of record in Book 4016, page 654, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherril Hensley, by deed from Martha Vestor Wilson, a Widow, of record in Book 8441, page 386, dated September 11, 1991, said Register's Office and being the same property subsequently conveyed by Quitclaim Deed dated March 30, 2007 by Sherril Beasley to Sherril Beasley, Trustee of the Sherril Beasley Living Trust, dated February 9, 2007 and recorded as Instrument No. 20070402-0038853, said Register's Office.

Sherril Hensley and Sherril Beasley are one and the same person.

This is improved property commonly known as: **2121 Abbott Martin Road, Nashville, Tennessee 37215** .

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever, provided however this conveyance is expressly subject to the following matters: (i) Davidson County Taxes for 2007, a lien, but not yet due and payable, (ii) Matters shown on the Plan of record in Book 1130, page 32, said Register's Office, (iii) Assignment and Assumption of Lease Agreements of record as Instrument No. 2001213-0122771, said Register's Office, (iv) Unrecorded Lease Agreement dated October 25, 1972, between Dan W. Wilson and wife, Martha V. Wilson, as Lessors, and Nashville City Bank & Trust Company, as Lessee.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 25th day of April, 2007.

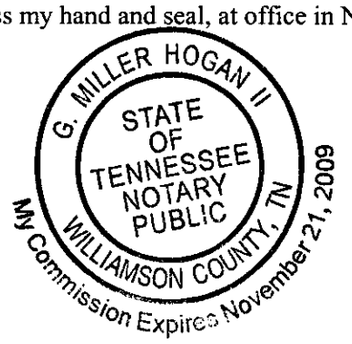
**The Sherril Beasley Living Trust**

By: _____
Sherril Beasley, Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherril Beasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of the within named bargainor, and that she, as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Trustee.

Witness my hand and seal, at office in Nashville, this 25th day of April, 2007.




_____
Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $825,000.00.

Affiant

Sworn to and subscribed before me this
25th day of April, 2007.

Notary Public
My Commission Expires: _____

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