Davidson County DEEDWARR
Recvd: 04/27/07 08:21 4 pgs
Fees:23.00 Taxes:2220.00
20070427-0050137

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20316-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
TEXTEN Investments, L.L.C. 8120 Exchange Drive, Ste. 200 Austin, TX 78754	New Owner	Map 106-12 Parcel 2

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 of which is hereby acknowledged, the undersigned, W. ALEXANDER STEELE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TEXTEN INVESTMENTS, L.L.C., a Texas limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also known as Lot 25, Murfreesboro Road Industrial Subdivision, Section 1, as of record in Plat Book 4350, Page 83, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the Westerly right-of-way line of Wilhagan Road, 60 feet in width, at a corner common with British Car Investors, LLC, as of record in Instrument Number 20060302-0024455, said Register's Office;

Thence leaving the Westerly right-of-way line of Wilhagan Road with the Northerly property line of British Car Investors, LLC, North 73 deg 59 min 00 sec West, 240.00 feet to an existing iron rod at a corner common with Morrissey Management, LLC, as of record in Instrument 20040414-0042235, said Register's Office;

Thence with the property line of Morrissey Management, LLC, North 16 deg 03 min 43 sec East, 102.50 feet to an iron rod set;

Thence South 73 deg 59 min 00 sec East, 240.00 feet to an existing iron rod on the Westerly right-of-way line of Wilhagan Road;

Thence with the Westerly right-of-way line of Wilhagan Road, South 16 deg 03 min 43

sec West, 102.50 feet to the point of beginning, containing 24,600 square feet (0.566 acres more or less).

BEING the same property conveyed to Essex Technology Group, Inc., by Warranty Deed dated April 21, 2001, from J. T. Posey Company, Inc., of record in Instrument No. 20010425-0040836, Register's Office for DAVIDSON County, Tennessee. The said Essex Technology Group, Inc., a Tennessee corporation, having conveyed its interest to Peter C. Marcum, by Quitclaim Deed dated November 8, 2001, of record in Instrument No. 20011116-0125999, said Register's Office. And further conveyed to W. Alexander Steele, an individual, by Quitclaim Deed dated October 19, 2006, from Peter C. Marcum, of record in Instrument No. 20061113-0140323, said Register's Office.

THIS is improved property known as 315 Wilhagan Road, Nashville, Tennessee 37217.

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 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 except as set forth on the attached Exhibit "A"; 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, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of April 2007.

W. Alexander Steele

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 W. Alexander Steele, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of April, 2007.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Donor Barr
Affiant

Subscribed and sworn to before me this 24 day of April 2007.

Jennifer L. Johnson
Notary Public
My commission expires March 7, 2011

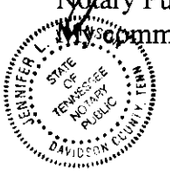


EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee. Map 016-12-0, Parcel 002.00

(b) The Plan of record in Book 4350, Page 83, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) Easement to Southern Bell Telephone and Telegraph Company, of record in Book 1066, Page 395, Register's Office for Davidson County, Tennessee.

(d) Easements for Sanitary Sewers of record in Book 3529, Page 490, and in Book 3529, Page 494, Register's Office for Davidson County, Tennessee.

(e) An easement 20 feet in width and 240 feet deep was granted to Walter G. Knestrick, Joe Dennis, Jr., Fred Horrell, and Henry Horrell for the use of ingress and egress to and from Lot Nos. 24 and 25 on the Plan of Murfreesboro Road Industrial Subdivision, Section I, as of record in Book 3106, Page 119, Register's Office for DAVIDSON County, Tennessee, all as set forth by instrument of record in Book 4405, Page 279, said Register's Office. By recital in the Quitclaim Deed of record in Book 4575, Page 183, Register's Office for Davidson County, Tennessee, the foregoing easement was amended so as to permit the existence of the existing building which sets 50.85 feet back from the westerly margin of Wilhagan Drive and extends back a distance of 125.0 feet (this applies to both Tracts).

(f) Matters shown on the ALTA/ACSM Land Title Survey of Parcel 2, Map 106-12, 315 Wilhagan Road, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated September 25, 2006, as Job Number 06238MHC.