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Davidson County DEEDWARR
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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
SECOND ACT LLC 841-B FESSLERS PARKWAY NASHVILLE, TN 37210	SAME	106-2/65

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **SECOND ACT LLC**, a Tennessee limited liability company, hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **JUDY HAYES**, a married woman, has this day bargained and sold, and does hereby transfer and convey unto the said **SECOND ACT LLC**, Grantee herein, its successors and assigns, Grantor's entire interest in certain real property in Davidson County, Tennessee, as follows:

A tract of land situated in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee being all of Lot 6B on the plat of Fesslers Lane Business Park Resubdivision of Lot 6, of record in Plat Book 6900, page 386, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at a set iron pin on the southerly right-of-way line of Fesslers Parkway and being a common point between Lots 6A and 6B and proceeding a follows:

Along said right-of-way with a curve to the left having a radius of 85.00 feet, a distance of 88.82 feet to an iron pin set. Said curve has a chord bearing and distance of S 76 deg. 05' 13" 84.84 feet;

Thence, with a common property line between Lot 5 and this tract, S 52 deg. 03' 19" E, for a distance of 105.93 feet to an iron pin set;

Thence with the same, S 10 deg. 49' 44" W, a distance of 310.06 feet to an iron pin set in the northerly right-of-way of Interstate 40;

Thence running with said right-of-way of Interstate 40, N 52 deg. 41' 20" W, a distance of 350.12 feet to an iron pin set;

Thence with a common property line between aforesaid Lots 6A and this tract (6B), N 43 deg. 50' 58" E for a distance of 246.61 feet to the point of beginning and containing 71.820 square feet or 1.649 acres of land more or less.

Being the same property conveyed to H.N.S. Properties, a general partnership consisting of Thomas Michael Hayes, Judy Ann Hayes, Edward H. Netherland and Desiree S. Netherland by Deed of record in Book 7637, Page 139, Register's Office for Davidson County, Tennessee. The said partnership being dissolved, Thomas Michael Hayes, managing general partner conveyed the partnership interest to Judy Hayes by deed of record in Instrument No. 200007190071234.

This is improved property known as 841 Fesslers Parkway, Nashville, Tennessee 37210

The said Thomas Michael Hayes joins in this conveyance for the sole purpose of conveying his marital rights by statute or otherwise in subject property.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2007 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. And the general partners covenant that the partnership is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 30th day of April, 2007.

THOMAS MICHAEL HAYES

JUDY HAYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $1,350,000.00. Subscribed and sworn to before me, this the 30th day of April, 2007.

AFFIANT

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, THOMAS MICHAEL HAYES and JUDY HAYES, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2007.

NOTARY PUBLIC

My commissions expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY