THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26270-02-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $544,552.00. Affiant Subscribed and sworn to before me this 30th day of April, 2007. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mary Ann McCready, Trustee P.O. Box 331549 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 145-00-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie Mac Husband, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ann McCready, Trustee,** with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1800 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2007.

Eddie Mac Husband

Eddie Mac Husband

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eddie Mac Husband**, 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, at office, this 30th day of April, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/01/07 13:58 2 pgs
Fees:13.00 Taxes:2014.84

20070501-0051891

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

A tract of land lying in the City of Forest Hills, Davidson County, Tennessee and more particularly described as follows:

Being Parcel "A" consisting of 4.54 acres more or less as shown on a sketch drawing of the property which is attached as Exhibit A to the warranty deed of record in Instrument No. 20001229-0127606, and described as follows:

Beginning at an iron pin in the north margin of Tyne Boulevard, the southwest corner of the property conveyed to the Grantor in the Deed to him and his former wife, by McQuiddy Printing Company aforesaid (the "Prior Deed") and proceeding thence along an old wire fence N 2 deg. 31 min. 57 sec. W, 258.15 feet; thence 2 deg. 05 min. 45 sec. E, 229.38 feet; thence, N 9 deg. 56 min. 02 sec. E, 298.70 feet to an iron pin at the northwest corner of the property conveyed to the Grantor in the Prior Deed; thence, with the north line of the property conveyed to the Grantor in the Prior Deed, S 88 deg. 40 min. 40 sec. E, 112. 55 feet to a concrete monument; thence, S 85 deg. 51 min. 12 sec. E, 115.73 feet to a concrete monument; thence S 85 deg. 59 min. 43 sec. E, 130 feet to a point in the rear line of the property conveyed to the Grantor in the Prior Deed; thence, leaving the rear line of said property and proceeding in a southwesterly direction, 871.13 feet to a point in the northerly margin of Tyne Boulevard; thence, westerly with the north margin of Tyne Boulevard, 100 feet more or less to the point of beginning.

Being the same property conveyed to Eddie Mac Husband and wife, Lucinda Dunn Yates Husband, by deed of record in Instrument No. 20001229-0127606, Register's Office for Davidson County, Tennessee. Lucinda Dunn Yates Husband having died on November 4, 2004.

Included in the above description but expressly excluded therefrom is the property conveyed in Instrument No. 20030717-0100134:

Land in the City of Forest Hills, Davidson County, Tennessee, being a part of the property conveyed in Deed Book 9949, page 408, Register's Office for said County and more particularly described as follows:

Beginning in the north right of way of Tyne Boulevard, approximately 1312 feet south of the southeast turn-out of Vintage Place, the southwest corner of the said property conveyed in Deed Book 9949, page 408, Register's Office for Davidson County, Tennessee, thence leaving said right of way N 2 deg. 31 min. 57 sec. W, 258.16 feet to an iron pin; thence N 2 deg. 05 min. 45 sec. E, 229.38 feet to an iron pin; thence N 9 deg. 56 min. 02 sec. E, 229.22 feet; thence along a new line S 2 deg. 55 min. 58 sec. W, 713.86 feet to the point of beginning and containing 0.28 acres, more or less.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3538, page 569, made applicable in Book 5102, page 61, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8009, page 119, Register's Office for Davidson County, Tennessee.