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

Davidson County DEEDWARR
Recvd: 05/02/07 13:48 4 pgs
Fees:23.00 Taxes:2497.50
20070502-0052560

File No. 20398-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
115 Spence Investors 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 094 Parcel 138

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, CLYDE M. MILLER AND SONYA A. MILLER, TRUSTEES, respectively, and their successors in trust, for the benefit of Clyde M. Miller and Sonya A. Miller, tenants in common, under the terms of The Miller Family Revocable Living Trust under agreement dated October 12, 1999, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 115 SPENCE INVESTORS, a Tennessee joint venture, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto.

THIS is improved property known as 115 Spence Lane, Nashville, Tennessee 37210.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successor and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of May 2007.

Clyde M. Miller, Trustee
Clyde M. Miller, Co-Trustee

Sonya A. Miller Trustee
Sonya A. Miller, Co-Trustee

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 Clyde M. Miller and Sonya A. Miller, respectively, and their successors in trust, for the benefit of Clyde M. Miller and Sonya A. Miller, tenants in common, under the terms of The Miller Family Revocable Living Trust under Agreement dated October 12, 1999, 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 in their capacity as Trustees for the purposes therein contained, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May 2007.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me this 1 day of May 2007.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires 3/22/09

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOT 5-C, SECTION THIRTEEN, RIVER HILLS INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 4660, PAGE 121, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, 60 FEET IN WIDTH, AT A CORNER COMMON WITH AIR TECH INC., AS OF RECORD IN DEED BOOK 10842, PAGE 202, AT SAID REGISTER'S OFFICE, SAID IRON ROD BEING APPROXIMATELY SOUTH 342 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERNOOK DRIVE AND WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, SOUTH 09 DEG 33 MIN 30 SEC WEST, 172.8 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LANEICE W. LOUDERMILK, TR., AS OF RECORD IN DEED BOOK 10830, PAGE 25, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE WITH THE NORTHERLY PROPRETY LINE OF LANEICE W. LOUDERMILK, TR., NORTH 80 DEG 20 MIN 19 SEC WEST, 278.30 FEET TO AN EXISTING CONCRETE MONUMENT ON THE EASTERLY PROPERTY LINE OF WOLF BAAD INVESTMENTS, LLC, AS OF RECORD IN DEED INSTRUMENT 20061121-0144507, AT SAID REGISTER'S OFFICE;

THENCE WITH THE EASTERLY PROPERTY LINE OF WOLF BAAD INVESTMENTS LLC, NORTH 07 DEG 44 MIN 08 SEC EAST, 172.90 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH SAID AIR TECH, INC.;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF AIR TECH, INC., SOUTH 80 DEG 20 MIN 19 SEC EAST, 283.80 FEET TO THE POINT OF BEGINNING, CONTAINING 48,566 SQUARE FEET (1.11 ACRES MORE OR LESS).

BEING the same property conveyed to Clyde Marvin Miller and wife, Sonya A. Miller, by Warranty Deed dated May 23, 1991, from James E. Ward and Kenneth E. Stender, of record in Book 5748, Page 237, Register's Office for Davidson County, Tennessee, and further conveyed to Clyde M. Miller and Sonya A. Miller, Trustees, respectively, and their successors in trust, for the benefit of Clyde M. Miller and Sonya A. Miller, tenants in common, under the terms of The Miller Family Revocable Living Trust, by Quitclaim Deed dated October 12, 1999, from Clyde M. Miller and wife, Sonya A. Miller, of record in Book 11701, Page 939, said Register's Office.

EXHIBIT "B"
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 094, Parcel 138.00

(b) Matters shown on the Plan of record in Book 4660, Page 121, Register's Office for Davidson County, Tennessee.

(c) Deeds of Conveyances for Water and Sewerage Services, of record in Book 4692, Page 833, in Book 4816, Page 418, in Book 4881, Page 866, and in Book 4881, Page 870, said Register's Office.

(d) Matters shown on the ALTA/ACSM Land Title Survey of Parcel 138, Map 94, 115 Spence Lane, by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. #1512, dated March 28, 2007, as Job Number 07057.