Sherrard
318

Davidson County DEEDWARR
Recvd: 05/09/07 15:51 5 pgs
Fees:28.00 Taxes:7307.50
20070509-0055945

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

FROM: Peter Grossman and wife, Carol Porter

TO: Dennis D. Eckel and Maria R. Eckel, Trustees of the Dennis D. & Maria R. Eckel Family Revocable Trust dated November 18, 2004 and Ethel V. Eckel, Trustee of The Eckel Trust dated March 18, 1991, as equal tenants in common

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Dennis D. Eckel, Trustee 94 Birch Avenue Clovis, CA 93611	Same	Map 147, Parcel 15.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,975,000.00.

Affiant

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Sworn to and subscribed before me, this 8 day of May, 2007.

Notary Public

My Commission Expires: 3-20-10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter Grossman and Carol Porter** (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **Dennis D. Eckel and Maria R. Eckel, Trustees of the Dennis D. & Maria R. Eckel Family Revocable Trust dated November 18, 2004 and Ethel V. Eckel, Trustee of The Eckel Trust dated March 18, 1991, as equal tenants in common** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference. This is improved property located at 341 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4th day of May, 2007.

SELLER: Peter Grossman

Peter Grossman

STATE OF Hawaii)
)
City & COUNTY OF Honolulu)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Peter Grossman, the within named 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 seal, at office in Honolulu, Hawaii, this 4th day of May, 2007.

LYNDA M. MURAKAMI NOTARY PUBLIC STATE OF HAWAII

Lynda M. Murakami
Notary Public

My Commission Expires:_____

LYNDA M. MURAKAMI
My commission expires on November 5, 2010

SELLER: _____
Carol Porter

STATE OF Hawaii)
)
City & COUNTY OF Honolulu)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Honolulu, Hawaii, this 4th day of May, 2007.

_____
Notary Public
LYNDA M. MURAKAMI
My commission expires on November 5, 2010

My Commission Expires:_____

LYNDA M. MURAKAMI NOTARY PUBLIC STATE OF HAWAII

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Wallace Clinic, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Being the same property conveyed to Peter Grossman and wife, Carol Porter in Instrument No. 20050912-0109293, Register's Office of Davidson County.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, not yet due and payable.

2. Terms and provisions of Lease Agreement dated June 1, 1997 by and between Wallace Road Family Practice Partners, a Tennessee general partnership as Landlord and Saint Thomas Health Services, a Tennessee nonprofit corporation as Tenant and being shown as Exhibit A of a Consent Subordination, Non-Disturbance and Attornment Agreement of record in Book 10868, page 394 (beginning on page 401) said Register's Office.

3. Easement and Road Maintenance Agreement of record in Book 7966, page 31, said Register's Office.

4. Storm Water Detention Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7674, page 362, said Register's Office.

5. All matters shown on Plat recorded in Book 6050, page 414, said Register's Office.