Davidson County DEEDWARR
Recvd: 05/21/07 15:37 3 pgs
Fees:18.00 Taxes:3108.00

20070521-0060614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Mandy K. Cannon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF May, 2007

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Devereaux D.Cannon, Jr., Attorney

THIS INSTRUMENT PREPARED BY
201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tenn Thom Realty, L.L.C.	Tenn Thom Realty, L.L.C.	05000002100
(NAME)	(NAME)	
1245 Bridgestone Blvd.	1245 Bridgestone Blvd.	05000002101
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	05000014500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

BRICK CHURCH LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

TENN THOM REALTY, L.L.C.

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

BEGINNING at an old concrete monument, said monument marking the intersection of the western right-of-way line of Brick Church Pike and the northern right-of-way line of Briley Parkway;

Thence, along the right-of-way line of Briley Parkway, along a curve to the right having a Delta of 5 degrees 21 minutes 49 seconds, a Radius of 400 feet, an Arc length of 37.446 feet, a Chord bearing of South 49 degrees 48 minutes 19 seconds West, 37.4323 feet to an old concrete monument;

Thence continuing along the right-of-way of Briley Parkway, South 82 degrees 23 minutes 33 seconds West, 499.97 feet to an old concrete monument;

Thence, along a curve to the right having a Delta of 63 degrees 10 minutes 11 seconds, a Radius of 146.5 feet, an Arc length of 161.5191 feet, a Chord bearing of North 69 degrees 39 minutes 22 seconds West, 153.4619 feet to an old concrete monument in the northeasterly right-of-way line of Interstate 24;

Thence, along the right-of-way of Interstate 24, North 34 degrees 59 minutes 42 seconds West, 379.34 feet to an old concrete monument;

Thence North 39 degrees 29 minutes 35 seconds West, 125.00 feet to a new iron rod;
Thence North 07 degrees 33 minutes 21 seconds East, 370.94 feet to a new iron rod;
Thence, North 74 degrees 03 minutes 08 seconds East, 282.00 feet to a new iron rod;
Thence, North 36 degrees 05 minutes 30 seconds East, 152.43 feet to a new iron rod in the southerly right-of-way of Briley Park Boulevard South;

Thence, along the right-of-way of Briley Park Boulevard South, along a curve to the left having a Delta of 49 degrees 55 minutes 48 seconds, a Radius of 330 feet, an Arc length of 287.5766 feet, a Chord bearing of South 64 degrees 07 minutes 54 seconds East, 278.563 feet to a new iron rod;

Thence, continuing with the right-of-way of Briley Park Boulevard South, South 89 degrees 05 minutes 49 seconds East, 380.75 feet to a new iron rod;

Thence, along a curve to the right, have a Delta of 98 degrees 36 minutes 23 seconds, a Radius of 50 feet, an Arc length of 86.0502 feet, a Chord bearing of South 39 degrees 47 minutes 36 seconds east, 75.817 feet to a new iron rod in the western right-of-way line of Brick Church Pike;

Thence, along the western right-of-way of Brick Church Pike, South 09 degrees 23 minutes 23 seconds West, 763.03 feet to the point of Beginning.

TRACT II:

BEGINNING at an old iron rod in the western right-of-way line of Brick Church Pike, said point being the southeast corner of property conveyed to Joe J. Thompson and wife by deed of record in Deed Book 6272, page 51, Register's Office for Davidson County, Tennessee;

Thence, along the western right-of-way of Brick Church Pike, South 01 degrees 06 minutes 12 seconds West, 402.80 feet to an old iron rod;

Thence, along a curve to the right, having a Delta of 89 degrees 57 minutes 20 seconds, a Radius of 30 feet, an Arc length of 47.1007 feet, a Chord bearing of South 45 degrees 55 minutes 31 seconds West, 42.41 feet, to a new iron rod in the northern right-of-way line of Briley Park Boulevard South;

Thence, along the right-of-way of Briley Park Boulevard South, North 89 degrees 05 minutes 49 seconds West, 413.3 feet to a new iron rod;

Thence, along a curve to the right having a Delta of 53 degrees 18 minutes 31 seconds, a Radius of 270 feet, an Arc length of 251.2104 feet, a Chord bearing of North 62 degrees 26 minutes 33 seconds West, 242.247 feet to an old iron rod;

Thence, along the line of Lot No. 1 of the Briley Parkway Business Center, a plat of which is of record in Plat Book 9700, page 513, Register's Office for Davidson County, Tennessee, North 36 degrees 05 minutes 30 seconds East 190.74 feet to a new iron rod;

Thence, North 08 degrees 37 minutes 55 seconds East, 370.25 feet to an old iron rod, the southwest corner of property conveyed to City of Nashville Electric Power Board by deed of record in Deed Book 3431, page 342, Register's Office for Davidson County, Tennessee;

Thence, along the south line of the Electric Power Board, South 89 degrees 14 minutes 56 seconds East, 302.12 feet to an old iron rod, the northwest corner of property conveyed to Joe J. Thompson and wife by deed of record in Deed Book 6272, page 51, Register's Office for Davidson County, Tennessee;

Thence, along the west line of Thompson, South 01 degrees 04 minutes 50 seconds West, 200.00 feet to a new iron rod, the southwest corner of Thompson;

Thence, along the south line of Thompson, South 89 degrees 14 minutes 56 seconds East, 200.00 feet to the point of Beginning.

Being part of the same property conveyed to BRICK CHURCH LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP by deed from ROBIN G. COSTA, TRUSTEE of record as Instrument No. 20021213-0153774, as re-recorded as Instrument No. 20021228-0160224, dated October 31, 2002, Register's Office for Davidson County, Tennessee.

This is improved property located at Brick Church Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 15 day of MAY, 2007

BRICK CHURCH LIMITED PARTNERSHIP,
A TENNESSEE LIMITED PARTNERSHIP

BY: MARGARET ENERGY, INC., PARTNER

BY: Paul Morris, Secretary

BY: MADDOX FOUNDATION, PARTNER

BY: Paul Morris, Secretary

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul Morris, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 15th day of May, 2007

Notary Public

My Commission expires:

MARY AUSTIN MONTEITH, DESOTO COUNTY, MS
NOTARY PUBLIC
My Commission Expires July 17, 2010