FROM: The Community Foundation of Middle Tennessee Properties, Nonprofit LLC

TO: Bradley C. Peterson and wife, Vernell L. Peterson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Bradley C. and Vernell L. Peterson 3622 Brush Hill Road Nashville, TN 37216	(same)	Map 41-12 Parcel 134

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2007.

Notary Public

My Comm. Expires: 9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Community Foundation of Middle Tennessee Properties, Nonprofit LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Bradley C. Peterson and wife, Vernell L. Peterson, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the plan of resubdivision of part of Lot 5, Section Two, Bellshire Estates, as of record in Book 4350, page 8, Register's Office for said County, described as follows:
>
> Beginning at a point, a concrete monument in the westerly margin of Dickerson Pike, at the beginning of a curve into Westchester Drive; thence with the margin of said Pike, northerly 175 feet to a point 200 feet south of the lot that was conveyed to Robert L. Eatherly by deed of record in Book 2596, page 515, Register's

Davidson County DEEDWARR
Recvd: 05/24/07 09:52 3 pgs
Fees:18.00 Taxes:2775.00
20070524-0061815

Office for said County; thence westerly 410.79 feet to a point; thence southerly 200 feet to the northerly margin of Westchester Drive; thence with the margin of said Drive, easterly 388.85 feet to the beginning of a curve; thence around said curve northeasterly 39.3 feet to the point of beginning.

Being the same property conveyed to The Community Foundation of Middle Tennessee Properties, Nonprofit LLC, by deed from Joseph D. Maxwell and Juliann K. Maxwell, as tenants by the entirety with right of survivorship, of record as Instrument No. 20061218-0155528, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2007 Metropolitan Government Taxes.

2. Easement of record in Book 5591, page 800, said Register's Office.

3. All matters shown on the plat of record in Book 4350, page 18, said Register's Office.

4. Restrictive covenants of record in Book 2294, page 346, said Register's Office, as amended in Book 4476, page 565, said Register's Office, and of record in Book 6399, page 1 and Book 6693, page 506, said Register's Office.

This is improved property located at 3800 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS its hand this 23rd day of May, 2007.

THE COMMUNITY FOUNDATION OF MIDDLE TENNESSEE PROPERTIES, NONPROFIT LLC, a Tennessee limited liability company

BY: Lani Wilkeson
Lani Wilkeson, Chief Operating Officer

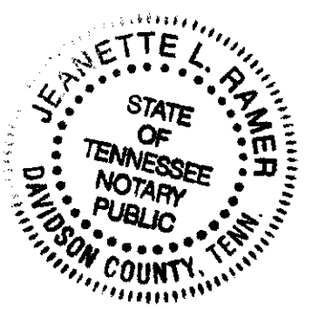
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lani Wilkeson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Chief Operating Officer of The Community Foundation of Middle Tennessee Properties, Nonprofit LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Operating Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Operating Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of May, 2007.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



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