Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Park Center II, LLC		Map: 130-09
505 Park Center Drive	(same)	
Nashville, TN 37205		Parcel: 53.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 06/04/07 12:51 3 pgs
Fees:18.00 Taxes:5094.90

20070604-0066083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **Michael G. Shears Company Inc., a Tennessee Corporation,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto, **Park Center II, LLC, a Tennessee Limited Liability Company,** (The "Grantee(s)"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LOT NO. 1 of Block "B" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, Page 62, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Cheek Road, at the corner of Lots Nos. 1 and 2; thence with said road, westwardly 131 feet to the beginning of a curve; thence around said curve, northwestwardly 31.42 feet to the easterly margin of Cross Hill Road; thence with said road, northwardly 180 feet to the southwest corner of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 21, eastwardly 151 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the beginning.

ALSO CONVEYED, without warranties of title, is the following described property. The easterly one-half of Cross Hill Road which lies immediately adjacent to and west of Lot No. 1 of Block "B" described above, and which runs from Cheek Road to a line even with the rear line of said Lot No. 1 (Cross Hill Road was closed by Metro Ordinance No. 093-739).

BEING the same property conveyed to Michael G. Shears Company, Inc. by Warranty Deed from John M. Simpkins and Sally C. Simpkins, Trustees or their Successors in Trust, under the John M. Simpkins Living Trust dated October 22, 1996 and any amendments thereto (1/2 interest) and Sally C. Simpkins and John M. Simpkins, Trustees or their Successors in Trust, under the Sally C. Simpkins Living Trust dated October 22, 1996, and any amendments thereto (1/2 interest), each with full power to sell, mortgage, rent, lease and convey recorded on the 11th day of may, 2006 in Instrument No. 20060511-0055524, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2007 and subsequent years, a lien not yet due and payable.**
2. **All matters appearing in the Plan of record as book 1130, Page 62, Register's Office for Davison County, Tennessee**
3. **Easements retained in Ordinance No. 093-739 closing Cross Hill Road.**

This is improved property known as 140 Cheek Road, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $1,377,000.00.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES

Affiant

Subscribed and sworn to before me this 1ST day of JUNE, 2007

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), its successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor(s) does further covenant and themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), it successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 1ST day of JUNE, 2007.

MICHAEL G. SHEARS COMPANY, INC.

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Joseph V. Ferrelli, of the state and county mentioned, personally appeared MICHAEL G SHEARS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of Michael G. Shears Company, Inc., the within named bargainor, a Corporation, and that such PRESIDENT, executed the forgoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signatory.

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

Joseph V. Ferrelli.
Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08