WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN My Commission Expires FEB. 10, 2008

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE STEPHEN NESTOR FAMILY , L.L.C.	SAME	MAP 114-00-0 PARCEL 151.00
(NAME) 4705 Alabama Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BENEFICIARIES OF THE ESTATE OF ILA GADDES, DECEASED, BEING DAVID SCOTT GADDES AND CHERYL ANN GADDES (MARTZ) DORRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE STEPHEN NESTOR FAMILY, L.L.C.**, HEREINAFTER CALLED THE GRANTEE, IT SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by James A Hamilton, Jr., Surveyor, July 25, 1950, as follows:

Beginning in the center of Old Hickory Boulevard, 150 feet north of the northeast corner of the property conveyed to D. W. Gaddis and wife by deed from Alfred O'Brien and wife, of record in Book 1631, page 105, Register's Office for said County; thence with the center of said Boulevard; North 7 deg. 55' west 170 feet to the intersection of the center line of said Old Hickory Boulevard and Charlotte Pike; thence with the center of the Charlotte Pike, North 46 deg. 35' East 123.42 feet to a point 90.58 feet southwesterly from the northwest corner of Lot No. 2; thence South 17 deg. 53' East 247.13 feet to a point 150 feet north of said D. W. Gaddis' northern boundary line; thence South 83 deg. 02' West 143 feet to the beginning.

INCLUDED in the above described property but expressly EXCLUDED THEREFROM is that portion having been conveyed to the State of Tennessee by deed of record in Book 7903, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a complete legal description.

Being a portion of the same property conveyed to Newton W. Gaddes and wife, Ila Gaddes by deed of record in Book 1876, page 555, Register's Office for Davidson County, Tennessee; the said Newton W. Gaddes having predeceased Ila Gaddes on February 19, 1998 and the Ila Gaddes having since died testate on October 1, 2002. Pursuant to the Last Will and Testament of Ila R. Gaddes, Docket No. 02 P 1777 in the Seventh Circuit Court of Davidson County, Tennessee, the property was devised to her two children being David Scott Gaddes and Cheryl Ann Gaddes (Martz) Dorris.

Ila R. Gaddes, Ila Ruby Gaddes, and Ila Gaddes were one and the same person.

This is not the principal residence of the Grantors.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

Grantees herein shall assume the payment of the 2007 Real Property Taxes.

Davidson County DEEDWARR
Recvd: 06/07/07 13:49 2 pgs
Fees:13.00 Taxes:943.50

20070607-0068443

This is improved property, known as 651 OLD HICKORY BOULEVARD, NASHVILLE, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 30th day of May, 2007.

DAVID SCOTT GADDES

CHERYL ANN GADDES (MARTZ) DORRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DAVID SCOTT GADDES and CHERYL ANN GADDES (MARTZ) DORRIS the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008