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This Instrument Was Prepared By:
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Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/19/07 16:16 4 pgs
Fees:23.00 Taxes:2312.50
20070619-0073434

| **Address New Owner(s):** | **Send Tax Bills to:** | **Map and Parcel No.:** |
|---|---|---|
| Angelos Darsinos<br>P.O. Box 148372<br>Nashville, TN 37214 | New Owner | 134-273.00 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDEN PARTNERS, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANGELOS DARSINOS, (the "Grantee"), his heirs and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is unimproved property known as 326 Harding Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise and except for those matters set forth on Exhibit B.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June 2007.

LINDEN PARTNERS

By: Diana J. Neff

Its: General Partner

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STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Jack F. King Jr, a Notary Public in and for said County and State, the within named Thomas L Neff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Linden Partners, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, this 15th day of June, 2007.

Jack F. King

Notary Public
My commission expires: 5/24/08

JACK F. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $625,000.

Jack F King

Affiant

Subscribed and sworn to before me this 19th day of June, 2007.

Jean P. Shearer

Notary Public
My Commission Expires: _____

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

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## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oak Brook Square and Resubdivision of Lot 1 of Section II Harding Place North, of record in Book 6250, page 713, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin situated at the southeast corner of that parcel of land conveyed to Sparvan, Inc., by deed of record in Book 4703, page 888, Register's Office for Davidson County, Tennessee; thence South 06° 44' 59" East 200.15 feet to an iron pin, set in the northerly right-of-way of Harding Place (100 feet wide); thence along said northerly right-of-way line, 208.89 feet along the arc of a curve to the right of an iron pin set, said curve having a radius of 1,095.69 feet, a central angle of 10° 55' 23" and a chord bearing South 82° 52' 04" West 208.57 feet; thence North 05° 30' 32" East 224.56 feet to an iron pin set in the southerly line of the aforementioned conveyance to Sparvan, Inc.; thence with said southerly line, North 89° 36' 00" East 161.88 feet to the point of beginning, and containing 0.91 acres of land.

Being part of the same property conveyed to Linden Partners, a Tennessee general partnership, by Quitclaim Deed from N & W Properties, L.P., a Tennessee limited partnership of record in Book 8927, page 139,Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

## PERMITTED EXCEPTIONS

1. Taxes for 2007, which have been prorated and assumed by the Grantee.

2. All matters as shown on the plats of record in Plat Book 4675, page 85, and Plat Book 6250, page 713, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5653, page 11, said Register's Office.

4. Easement(s) of record in Book 5875, page 598, said Register's Office.

**EXHIBIT B**