RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 06/29/07 13:48 3 pgs Fees:18.00 Taxes:17655.22 20070629-0077986

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008610

MAP-PARCEL NOS: 82-13-199.00, 203.00, 204.00, 206.00, 207.00, 208.00, 209.00, 210.00, 211.00, 212.00, 213.00, 214.00 & 215.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Bristol Germantown Partners 325 Seaboard Lane, Suite 190 Franklin, TN 37067	Bristol Germantown Partners 325 Seaboard Lane, Suite 190 Franklin, Tennessee 37067	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. BEASLEY AND BEASLEY PARTNERS, LP, a Tennessee limited partnership**, have bargained and sold and by these presents do transfer and convey unto **BRISTOL GERMANTOWN PARTNERS, LLC, a Tennessee limited liability company**, its successors and assigns forever, the following described property, to wit:

A tract of land located in the 19th Councilmanic District of Davidson County, Tennessee, being all of Tax Parcels Nos. 199, 203, 204, 206, 207, 208, 209, 210, 211, 212, 213, 214 and 215 on Tax Map 82, Subgroup 13, as shown on the tax maps at the Tax Assessor's Office of Davidson County, Tennessee, and being the same property referenced in Instruments Nos. 20030221-0023213, 20060509-0054498 and Deed Book 9727, page 855, of record in the Register's Office for Davidson County, Tennessee, being bounded on the north by the south margin of Madison Street (30 ft. right of way), on the south by the north margin of Jefferson Street (right of way varies), on the east by the west margin of 5th Avenue, North (49.5 ft. right of way), and on the west by the east margin of 6th Avenue, North (49.5 ft. right of way), and being more particularly described as follows:

Beginning at an "X" scribed on the concrete sidewalk at the southwest margin of the intersection of Madison Street and 5th Avenue, North, said point being the northeast corner of the property herein described, having a Tennessee State Plan Coordinate of North – 671,395.65 East – 1,735,899.58; thence with the west margin of 5th Avenue, North, South 27 deg. 24 min. 22 sec. East a distance of 326.07 feet to an iron pin set; thence with a curve turning to the right with an arc length of 41.41 ft., with a radius of 25.00 ft., with a chord bearing of South 20 deg. 02 min. 55 sec. West, with a chord length of 36.84 ft. to an iron pin set; thence with the northerly margin of Jefferson Street, South 67 deg. 30 min. 12 sec. West a distance of 46.43 feet to an iron pin set; thence with a curve turning to the right with an arc length of 238.02 feet, with a radius of 2140.70 feet, with a chord bearing of South 70 deg. 41 min. 19 sec. West, with a chord length of 237.90 feet to a PK nail set in asphalt; thence South 73 deg. 52 min. 26 sec. West a distance of 29.42 feet to a PK nail set in asphalt; thence with a curve turning to the right with an arc length of 34.35 feet, with a radius of 25.00 feet, with a chord bearing of North 66 deg. 46 min. 10 sec. West, with a chord length of 31.71 feet to a PK nail set in asphalt; thence with the east margin of 6th Avenue, North, North 27 deg. 24 min. 46 sec. West a distance of 285.55 feet to an "X" scribed in the concrete; thence with the south margin of Madison Street, North 62 deg. 57 min. 48 sec. East a distance of 357.93 feet to the point of beginning, having an area of 119,292 square feet, or 2.74 acres.

Together comprised of the same properties conveyed to Beasley Partners, LP, a Tennessee limited partnership, by Quitclaim Deed from John M. Beasley of record as Instrument No. 20030221-0023213; conveyed to John M. Beasley by Quitclaim Deed from Beasley Investments of Tennessee, LLC, of record as Instrument No. 20060509-0054498, and by General Warranty Deed from Carolyn Heer Nash, Executrix of the Estate of Archie H. Nash, of record in Book 9727, page 855, in the Register's Office for Davidson County, Tennessee, and including those portions of Alleys Nos. 205 and 221 closed by The Metropolitan Government of Nashville and Davidson County by Ordinance No. BL2007-1439.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on ALTA Survey prepared by O'Leary & Associates Land Surveying, Allen O'Learly, R.L.S. No. 1987, dated June 21, 2007.

3. Subject to Easements retained by The Metropolitan Government of Nashville and Davidson County over the portions of Alley No. 205 and Alley No. 221 closed by Ordinance No. BL2007-1439.

4. Subject to Lease Agreement by and between John M. Beasley and Overton Distributors, Inc. dated August l, 1995, and the amendment thereto dated April 4, 2004.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signatures, this the 28th day of June, 2007.

JOHN M. BEASLEY

BEASLEY PARTNERS, LP, a Tennessee limited partnership

By: _____
JOHN M. BEASLEY, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN M. BEASLEY and BEASLEY PARTNERS LP**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 28th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, of the state and county aforementioned, personally appeared **JOHN M. BEASLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of **BEASLEY PARTNERS, LP,** the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person or partner.

WITNESS my hand and seal, at office, on this 28th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$4,771,680.00**.

Terrie D. Gallack
Affiant

SWORN TO and subscribed before me on this 29th day of June, 2007.

My Commission Expires:
3-21-2009

Jamie L. Gaskins
Notary Public

JAMIE L. GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
March 21, 2009
STATE OF TENNESSEE