(1)

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
J & L Airport Parking, LLC
1671 Murfreesboro Pike
Nashville, TN 37217

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 06/29/07 15:15 4 pgs
Fees:23.00 Taxes:3607.50
20070629-0078146

MAP **135**
GROUP
PARCEL **102**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph V. Russell,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **J & L Airport Parking, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Joseph V. Russell by deed from Bank of The West of record in Instrument no. 20030514-0065171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007, which have been prorated between the parties and assumed by the Grantee herein, and subsequent years.

This property is known as **1723 Old Murfreesboro Pike, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 my hand this the 27th day of **June, 2007.**

Joseph V. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph V. Russell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2007.

Cathy English
NOTARY PUBLIC

CATHY ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 21, 2009

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $975,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 104) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at iron rod (new) on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41), said rod being at the intersection of said northerly right-of-way line and the southeasterly right-of-way line of Town Park Drive; thence, following said southeasterly right-of-way line north 31 degrees 28 minutes 16 seconds east 62.35 feet to an iron rod (new) on the southerly right-of-way line of Old Murfreesboro Pike; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds East 357.77 feet to a point, said point being on the westerly line of a tract of land conveyed to Millard Gotto and Clare E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line of said Gotto Property south 03 degrees 32 minutes 29 seconds west 150.45 feet to a point on northerly right-of-way line of Murfreesboro Pike; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 17.87 feet to iron rod (new), thence, south 31 degrees 28 minutes 16 seconds west 15.00 feet to an iron rod (new); thence, north 58 degrees 31 minutes 48 seconds west 400.00 feet to the point of beginning.

Containing 42,001.86 square feet or 0.96 acres.

Excepting therefrom, all that portion thereof, which may lie within the bounds of that tract of land conveyed to the State of Tennessee, in fee simple, by deed recorded in Book 8626, page 713, said Register's Office.

TRACT II:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being a separate parcel 102) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at an iron rod (old) on the southerly right-of-way line of Old Murfreesboro Pike said rod being south 72 degrees 21 minutes 54 seconds East 508.55 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said rod also being a point on the easterly line of property conveyed to Millard Gotto and Clara E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 319.63 feet to an iron rod (old), being a point on the westerly line of property conveyed to E. Wayne Wilkerson, et al as of record in Deed Book 8517, page 942 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line at said

Wilkerson Property south 01 degrees 43 minutes 12 seconds east 245.46 feet to an iron rod (old) on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41); thence following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 161.78 feet to an iron rod (new); thence, south 70 degrees 10 minutes 40 seconds west 51.26 feet to an iron rod (new); thence, north 58 degrees 31 minutes 48 seconds west 155.84 feet to an iron rod (old), being a point on the easterly line of the aforementioned Gotto Property; thence, following the east line of said Gotto Property north 02 degrees 06 minutes 46 seconds east 193.88 feet to the point of beginning.

Containing 68,338.09 square feet or 1.57 acres.

Excepting therefrom, all that portion thereof which lies within the bounds of that tract of land conveyed in fee simple to the State of Tennessee by deed recorded in Book 8564, page 314, said Register's Office.

TRACT III:

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 103) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at a point on the southern right-of-way line of Old Murfreesboro Pike said point being south 72 degrees 21 minutes 54 seconds east 357.77 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said point also being the northeast corner of a portion of the land inherited by Dorothy McLaughlin Ford, James Patrick Harrigan and Steven F. Harrigan, as of record in Deed Book 6876, page 611 in the Register's Office for Davidson County, Tennessee; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 150.78 feet to an iron rod (old), being the northwest corner of property conveyed to Nell A. Barnes, as of record in Deed Book 9590, page 356 in the Register's Office for Davidson County, Tennessee; thence following the westerly line of said Barnes Property south 02 degrees 06 minutes 46 seconds west 193.86 feet to an iron rod (Old) being on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41) said rod also being the southwest corner of said Barnes Property; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 170.99 feet to a point, said point being the southeast corner of the aforementioned Dorothy McLaughlin Ford, et al property; thence, following the easterly line of said Ford et al Property north 03 degrees 32 minutes 29 seconds east 150.45 feet to the point of beginning.

Containing 25,448.40 square feet or 0.58 acres.

Excepting from said Tracts I, II and III any portion thereof which lies within the bounds of that tract of land conveyed in fee simple to the State of Tennessee by deed recorded as Instrument No. 20040910-0109515, said Register's Office.