File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $256,000.00

Subscribed and sworn before me this the 29th day of June, 2007.

(Affix Seal)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Jennifer Marie Crowell
Notary Public

WARRANTY DEED

700442

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Peabody Investment Group, LLC
635 Spence Lane
Nashville,TN 37211

Send tax bills to:
NEW OWNER

Map 106-7, Parcel 34

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The Menzler Foundation a Tennessee Not for Profit Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Peabody Investment Group, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being described as follows:

BEGINNING with a concrete monument located in the eastern right of way of Spence Lane and the southerly right of way margin of Interstate 40; thence with said Interstate 40 right of way margin, S 85 deg. 30'E 144.0 feet passing through a concrete monument at 122.67 feet to an iron pin; thence S 26 deg. 56'50"W 104.38 feet to an iron pin, thence S 13 deg' 38' 52" W 44.71 feet to an iron pin being the southeast corner of this tract and the northeast corner of the land owned by Richard C. Smithson, as of record in Book 5390, page 393, Register's Office for Davidson County, Tennessee, thence with Smithson's north line N 65 deg. 54' 14" W 138.39 feet to an iron pin located in the eastern right of way margin of Spence Lane; thence with said margin N 23 deg. 59' 10" E 99.93 feet to the point of beginning, containing 16.502 square feet of 0.38 acres, more or less.

Being all of the same property conveyed to The Menzler Foundation,a Tennessee not for profit corporation by Deed of record in Instrument No. 20040914-0110757; dated 9/7/04; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 635 Spence Lane, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 29th day of June, 2007.

The Menzler Foundation a Tennessee Not for Profit Corporation

BY: _____
William F. Harris, President

Davidson County DEEDWARR
Recvd: 07/09/07 15:47 2 pgs
Fees:13.00 Taxes:947.20

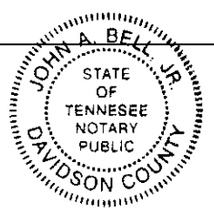
20070709-0081845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, William F Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this June 29, 2007.

My commission expires:



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public