THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20591-6

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William H. Hawkins, Trustee 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 60-2 Parcels 015 and 382

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 of which is hereby acknowledged, the undersigned, CLARENCE E. LITTON AND WIFE ALMA W. LITTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantee, his successor and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

THIS is improved property known as 3032 and 3036 Brick Church Pike, Nashville, Tennessee 37207

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, his successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/23/07 12:37 5 pgs
Fees:28.00 Taxes:1073.00
20070723-0087162

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20 day of July 2007.

Clarence E. Litton

Alma W. Litton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Litton and Alma W. Litton, the bargainors, with whom I am personally acquainted, (or proved to me 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 at Nashville, Tennessee, this 20 day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me this 20 day of July 2007.

Notary Public
My commission expires 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

TRACT 1

LAND in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, as shown on an unrecorded plat made by Cummings Surveying Company and dated July 5, 1968, Job #75-2, being 4.32 acres, more or less, and more specifically described as follows:

Beginning at the Northeast corner of the property; thence with the center of Brick Church Pike S 1deg 40 min W 253.0 feet to the Southeast corner of the property; thence S 89 deg 45 min W 677.8 feet to the Southwest corner of the property; thence N 0 deg 56 min E 353.0 feet to the Northwest corner of the property; thence S 88 deg 58 min E 167.0 feet to an iron stake; thence S 3 deg 12 min E 105.2 feet to an iron stake; then N 89 deg 12 min E 505.0 feet to the beginning point.

INCLUDING BUT EXCLUDING that portion of the tract conveyed to the State of Tennessee for a controlled access highway and all right of ingress and egress to, from and across in Deed of record in Book 4497, Page 603, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Clarence E. Litton and wife, Alma W. Litton and Ollie T. Whitman and wife, Nannie L. Whitman by Installment Deed from Harry C. Cornish and wife, Gertrude Cornish, of record in Book 2902, Page 474, Register's Office for Davidson County, Tennessee. Ollie T. Whitman and wife Nannie L. Whitman further conveyed their one-half (1/2) undivided interest to Clarence E. Litton and wife, Alma W. Litton, by deed of record in Book 4255, Page 370, said Register's Office.

TRACT 2

LAND in the 12th, formerly 21st Civil District of Davidson County, Tennessee described according to a survey by Cummings Surveying Co., July 5, 1968, as follows:

Beginning on the Westerly margin of Brick Church Pike at the Northeast corner of the property conveyed to Clarence E. Litton and wife, by deed from Ollie T. Whitman and wife, of record in Book 4255, Page 370, Register's Office for Davidson County, Tennessee; thence with the Northerly line of said property, South 89 deg 12 min West 505 feet; thence North 3 deg 12 min West 247.6 feet to the Northeast corner of Tract 3 as shown on said survey; thence South 82 deg 06 min East 529.8 feet to the Westerly margin of Brick Church Pike; thence with said Pike, South 1 deg 40 min West 164 feet to the beginning.

INCLUDING BUT EXCLUDING that portion of the tract conveyed to the State of Tennessee for an interstate right-of-way by deed of record in Book 4499, Page 596, said

Register's Office and to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 10002, Page 279, said Register's Office.

BEING part of the same property conveyed to Clarence E. Litton and wife, Alma W. Litton and Ollie T. Whitman and wife, Nannie L. Whitman by Installment Deed from Harry C. Cornish and wife, Gertrude Cornish of record in Book 2902, Page 474, Register's Office for Davidson County, Tennessee. The said Ollie T. Whitman having since died on April 16, 1969. And further being part of the same property conveyed to Clarence E. Litton and wife, Alma W. Litton, as tenants by the entirety, by Deed from Alma W. Litton, Executrix, pursuant to the power and authority conferred by the Will of Nannie Lee Whitman, Will Book 123, Page 171 of the Probate Clerk's Office for Davidson County, Tennessee and Joseph Edgar Whitman, Jack Wendell Whitman, James Cecil Whitman and Alma W. Litton as an individual, all of the children and heirs entitled to an interest in this property under the estate of Nannie Lee Whitman as described of record in Book 5281, Page 254, said Register's Office.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable which have been prorated and assumed by the Grantee.

(b) Memorandum of Lease Agreement of record in Instrument Number 20061207-0151373, Register's Office for Davidson County, Tennessee. (Tract 1)

(c) Subject to a controlled access highway and all rights of ingress and egress thereto conveyed to the State of Tennessee, of record in Book 4497, Page 603, said Register's Office. (Tract 1)

(d) Subject to a controlled access highway and all rights of ingress and egress thereto conveyed to the State of Tennessee, of record in Book 4499, Page 596 and Book 10002, Page 279, said Register's Office. (Tract 2)

(e) Matters shown on the Property Exhibit Survey of Parcels 15 and 282, Map 60-2, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #151, dated July 20, 2007 as Job Number 07080EX CW.