PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/07 14:17 4 pgs
Fees:23.00 Taxes:6216.00
20070726-0088946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $1,680,000.00.

Affiant

Subscribed and sworn before me this 25th day of July 2007

Notary Public
My Commission expires 1-26-08

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
John E. Pope and Jacquelyn J. Singer Trustees	John E. Pope and Jacquelyn J. Singer Trustees	
29 Stowe	29 Stowe	Map 105-13
Irvine, CA 92620	Irvine, CA 92620	Parcel 204.00

WITNESSETH: That for and in consideration of TEN DOLLARS ($10), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THE WESTCHESTER COMPANY, LLC**, a Tennessee limited liability company, hereinafter called the "**GRANTOR,**" does hereby bargain, sell, transfer and convey to **JOHN E. POPE AND JACQUELYN JO SINGER, TRUSTEES OF THE POPE/SINGER FAMILY TRUST ESTABLISHED APRIL 6, 1995, BY JOHN E. POPE AND JACQUELYN JO SINGER, TRUSTORS**, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, and their assigns, hereinafter called the "**GRANTEE,**" the following described real estate and all improvements thereon, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of a lot marked Martin Lot on the Plan of the W.L.B Lawrence Property, as of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, being the south part of Lot No. 17 on an unregistered plan of said Lawrence Property, described as follows:

Beginning on the easterly margin of 12th Avenue South, formerly the Middle Franklin Turnpike, 50 feet south of the southwest corner of a lot marked Toolgate Lot on said registered plan; thence with the easterly margin of said avenue, southwardly 50 feet; thence at right angles, easterly 254 feet; thence parallel with said avenue, northerly 50 feet; thence westerly 254 feet to the point of beginning.

Being all of the same property conveyed to The Westchester Company, LLC by Quitclaim Deed from Hamilton Company, LLC of record in Instrument No. 20050506-0051463, Register's Office for Davidson County, Tennessee.

This is improved property known as 2222 12th Avenue South, Nashville, Tennessee, 37204 (Assessor's Parcel Number 105-13-0-204-00)

TO HAVE AND TO HOLD the aforesaid real estate, together with all rights, privileges and easements appurtenant thereto, and all other appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the GRANTEE and their successors and assigns forever. GRANTOR does hereby covenant with the GRANTEE that it is lawfully seized and possessed of the aforedescribed real estate in fee simple, that it has a good right to sell and convey the same, that the same is unencumbered except as shown on **Exhibit A**,

GRANTOR further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

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 our hands this 25th day of July, 2007.

GRANTOR: The Westchester Company, LLC, a Tennessee limited liability company

By: _____
John W. Hays, Member

By: _____
Gregory D. Duvall, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **John W. Hays**, 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 Member of The Westchester Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as a Member, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as a Member of the company.

Witness my hand and seal, at office in Brentwood, Tennessee, this 24th day of July 2007.

NOTARY PUBLIC

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
1-30-10

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Gregory D. Duvall**, 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 Member of The Westchester Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as a Member, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as a Member of the company.

Witness my hand and seal, at office in Brentwood, Tennessee, this 24th day of July 2007.

NOTARY PUBLIC

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
1-30-10

EXHIBIT A

[EXISTING ENCUMBRANCES AGAINST THE REAL ESTATE]

1. Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable. Map 105-13, Parcel 204.00. Payment thereof expressly assumed by the Grantee.

2. The Plan of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements and setback lines.

3. Stormwater Detention Agreement of record in Instrument No. 20050614-0067580, Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050614-0067583, Register's Office for Davidson County, Tennessee.