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

File No. 20589-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
MM3, LLC 1309 Central Court Hermitage, TN 37076	New Owner	Map 094 Parcel 145

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, JAMES M. WOODARD, TRUSTEE for CAVE INVESTORS, a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MM3, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

BEING the same property conveyed to James M. Woodard, Trustee for Cave Investors, a Tennessee joint venture, from G & J Rentals, a Tennessee general partnership composed of John C. Jones and Stanley G. Jones, II, by Deed of record in Instrument Number 20060404-0038348, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 480 Cave Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor 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 except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind himself, his successor and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of July 2007.

Davidson County DEEDWARR
Recvd: 08/01/07 09:06 4 pgs
Fees:23.00 Taxes:1850.00
20070801-0091131

James M. Woodard, Trustee
James M. Woodard, Trustee

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 James M. Woodard, Trustee, 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 official seal at Nashville, Tennessee, this 30 day of July 2007.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me this 30 day of July 2007.

Jennifer L. Johnson
Notary Public

My Commission expires March 7, 2011

EXHIBIT "A"
Legal Description

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot No. 12E of Section 17, River Hills Industrial Park, as of record in Plat Book 4995, Page 92, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod on the southerly right-of-way line of Cave Road, 60 feet in width, at a corner common with Lot 12-C, River Hills Industrial Park, Section 12, of record in Plat Book 4660, Page 66, said Register's Office;

Thence, with the southerly right-of-way line of Cave Road for the following two calls:

1.) With a curve to the right having a radius of 576.20 feet, a curve length of 185.59 feet, a central angle of 18 degrees 27 minutes 16 seconds and a chord bearing and distance of South 70 degrees 38 minutes 45 seconds East 184.79 feet to an existing iron rod,
2.) South 63 degrees 11 minutes 04 seconds East, 88.88 feet to an existing iron rod on the beginning of a radius return to River Hill Drive, 60 feet in width;

Thence, with the radius return to River Hills Drive with a curve to the right having a radius of 25.00 feet, a curve length of 39.27 feet, a central angle 90 degrees 00 minutes 00 seconds and a chord bearing and distance of South 16 degrees 59 minutes 27 seconds East, 35.36 feet to an existing iron rod on the westerly right-of-way line of River Hills Drive;

Thence, with the westerly right-of-way line of River Hills Drive with a curve to the left having a radius of 836.77 feet, a curve length of 139.88 feet, a central angle of 09 degrees 34 minutes 41 seconds and a chord bearing and distance of South 23 degrees 13 minutes 13 seconds West, 139.72 feet to an existing iron rod at a corner common with Lot 2, Section 21, River Hills Industrial Park, of record in Plat Book 5210, Page 264, said Register's Office;

Thence, leaving the westerly right-of-way line of River Hills Drive with the northerly property line of Lot 2, River Hills Industrial Park, North 63 degrees 21 minutes 34 seconds West, 260.97 feet to an existing iron rod on the easterly property line of said Lot 12-C, River Hills Industrial Park;

Thence, with the easterly property line of Lot 12-C, North 09 degrees 26 minutes 13 seconds East, 148.54 feet to the point of BEGINNING, containing 44,856 square feet or 1.030 acres, more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 4955, Page 92, Register's Office for Davidson County, Tennessee.

(c) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for sanitary sewer purposes of record in Book 4816, Page 418, said Register's Office.

(d) Matters shown on the ALTA/ACSM Land Title Survey of Lot 12E River Hills Industrial Park, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated July 27, 2007, as Job Number 06078BB.