THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26846-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2007. Notary Public My Commission Expires: 11-22-10

BRANDON MILLER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joseph C. Davis, LLC. 3415 West End Avenue, Suite 406 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116110015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally L. Henderson and husband Randall Henderson**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph C. Davis, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 422 Ellendale Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2007.

Sally L. Henderson

Randall Henderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally L. Henderson and Randall Henderson**, 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, at office, this 27th day of July, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/08/07 07:42 2 pgs
Fees:13.00 Taxes:6660.00

20070808-0094606

EXHIBIT "A"

Land in Davidson County, Tennessee, being two adjoining tracts of land, being Lot No. 2 and the westerly parts of Lots Nos. 19A and 19B of Block "D" on the Map of the Malone Property called "Honeywood Subdivision" according to an unrecorded Plan made by W.B. Southgate, Surveyor;

Lot No. 2 Is described as follows: Beginning at a point on the east side of Ellendale Avenue 222 ½ feet, from the corner of Honeywood Avenue and runs back in an easterly direction 200 feet to a point, the common corner of Lots 1, 2, 19 and 20 of said plan; thence in a northerly direction 200 feet to a corner, the common corner of Lots 2, 3, 18 and 19 on said plan; thence in a westerly direction 200 feet to the easterly margin of Ellendale Avenue; thence in a southerly direction along the easterly margin of Ellendale Avenue 200 feet to the point of beginning.

The westerly parts of said lots 19A and 19B are described as follows:

Beginning at the common corner between Lots Nos. 1, 2, 19 and 20, being the southeast corner of said Lot 2 described above; thence northerly along the easterly line of said Lot 2, a distance of 200 feet to the common corner between Lots 2, 3, 18 and 19; thence easterly along the common corner between Lots 18 and 19, 28 feet to the east side of a hedgerow; thence along said east side southerly 200 feet, more or less, to a point in the common line between Lots 19 and 20; thence westerly along said common line 29 feet to the beginning.

Being the same property conveyed to E. Randall Henderson, Jr. and wife, Sally L. Henderson by Installment Deed dated February 1, 1973 from W. Raymond Denney and wife, Katherine White Denney of record in Book 4677, page 807, Register's Office for Davidson County, Tennessee. E. Randall Henderson, Jr. has since conveyed his interest in said property to Sally L. Henderson by Quitclaim Deed of record in Instrument No. 20020802-0092646, Register's Office for Davidson County, Tennessee.

E Randall Henderson, [illegible] being one and the same as Randall Henderson

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5828, page 897, Register's Office for Davidson County, Tennessee.