[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Donald C. Rouse and Peggy N Rouse, as Trustees of the Rouse Family Trust U/A dated September 19, 1985	New Owner	Map/Parcel -
		135-00-0-414.00
		07-05-12988 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Evagelos Darsinos and George Darsinos,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Donald C. Rouse and Peggy N Rouse, as Trustees of the Rouse Family Trust U/A dated September 19, 1985,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the plan of the Re-subdivision of Lot 1, Ransom Park Commercial, Section 1, of record in Instrument No. 20070815-0097731, said Register's Office for Davidson County, Tennessee, as to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Evangelos Darsinos and George Darsinos by Warranty Deed from Frances C. Ransom, Karen R. Bennett and David G. Bennett, recorded on the 21st day of November, 2001 in Instrument No. 20011121-0128129, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/24/07 13:33 3 pgs
Fees:18.00 Taxes:4495.50

20070824-0101704

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Instrument No. 20070815-0097731, said Register's Office.
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001213-0122751, said Register's Office.
3. Easement for Utilities of record in Book 2649, page 593, said Register's Office.
4. Easement recorded in Instrument No. 20020730-0091296 and 20021018-128038, Book 1237, page 111, Book 2649, page 594, and Book 2905, page 509, said Register's Office.
5. Storm Water Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010724-0078014, Book 1237, page 111, Book 2649, page 594 and Book 2950, page 509, said Register's Office.
6. Memorandum of Lease between Evangelos Darsinos and George Darsinos ("Landlord") and Jack in the Box Eastern Division, LP, a Texas limited partnership ("Tenant") of record in Instrument No. 20020730-0091293 and Subordination and non-Disturbance Agreement and Allornment of record in Instrument No. 20020730-0091294, said Register's Office.
7. 2007 property taxes not due and payable the payment of which is assumed by Grantee.

This is improved property commonly known as: 1000 Capitol Funds Court, Nashville, TN.

The above described real property is not the homestead of Evagelos Darsinos, a married person, or George Darsinos, a married person, and never has been and is investment property owned by Evagelos Darsinos and George Darsinos.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,215,000.00

Affiant

Subscribed and sworn to before me
this 16th day of August, 2007

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors 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 herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of August, 2007

Evagelos Darsinos

George Darsinos

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Evagelos Darsinos,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2007.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

State of Tennessee
County of Davidson

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Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**