20743-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/07 08:55 2 pgs
Fees:13.00 Taxes:1239.50
20070827-0102069

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**

Affiant

Subscribed and sworn to before me, this the 24th day of August

Notary Public

My commission expires: March 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
WallTech, LLC	**NEW OWNER**	**Map 118-07-0, Parcel 061.00**
2315 Eugenia Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles McKelvey and Leta Frances McKelvey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WallTech, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Berrywood, Section 2, of record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot 5 fronts 114.1 feet on the westerly margin of Berrywood Drive and runs back between lines measuring 163.5 feet on the northerly side and 164.8 feet on the southerly side, to a dead line in the rear on which it measures 140.0 feet.

Tract II:
A tract or parcel of land in Davidson County, Tennessee, being a portion of Lot 6 of Section 2 of Berrywood Subdivision as recorded in Plat Book 3106, page 14, Register's Office for Davidson County, Tennessee, the tract being described as follows:

Beginning at a point on a common line between Lot# 5 and Lot# 6 of said Berrywood Subdivision, and also being South 62 degrees 30 minutes West, 10.0 feet from the westerly margin of Berrywood Drive; thence, along a common line between the tract and northerly right-of-way of Interstate I-440 South 49 degrees 11 minutes West, 163.7 feet to the westerly property line of Lot 6; thence, North 20 degrees 25 minutes West, 38.0 feet to an iron pin marking the common corner of Lot 5 and Lot 6; thence, along said common line of Lot 5 and Lot 6, North, 62 degrees 30 minutes East, 154.7 feet to the point of beginning, containing 2,918.0 square feet, more of less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, ARE THE FOLLOWING DESCRIBED PARCELS:

Excluded Parcel I:

LAND in Davidson County, Tennessee, being a part of Lots 5 and 6 on the Map of Berrywood Subdivision, Section II, of record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the west margin of Berrywood Drive and the existing north margin of I-440; thence, along the said north margin, South 50 degrees 9 minutes West, 11.2 feet to a point; thence, South 62 degrees 45 minutes West, 25 feet, more or less, to a point in the proposed north margin of I-440; thence, North 48 degrees 12 minutes East, 42 feet, more or less to a point; thence along the said west margin, southwardly 10 feet, more or less to the point of beginning and containing 236 square feet. Said property is referred to as Tract 210(D)S2 in a Warranty Deed from Charles F. McKelvey and wife, Leta Frances McKelvey to the State of Tennessee recorded in Book 5838, page 756, said Register's Office.

Excluded Parcel II:

LAND in Davidson County, Tennessee, being a part of Lots 5 and 6 on the Map of Berrywood Subdivision, Section II, of record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing north margin of I-440, said point being South 50 degrees 9 minutes West, 11.2 feet from the west margin of Berrywood Drive; thence, along the said North margin, South 50 degrees 9 minutes West, 157 feet, more or less to a point; thence, North 48 degrees 12 minutes East 135 feet, more or less to a point; thence, North 62 degrees 45 minutes East 25 feet, more or less to the point of beginning and containing 468 square feet. Said property is referred to as Tract 211(D)S2 in a Warranty Deed from Charles F. McKelvey and wife, Leta Frances McKelvey to the State of Tennessee recorded in Book 5838, page 756, said Register's Office.

According to the Warranty Deed recorded in Book 5838, Page 756, said Register's Office, the said Excluded Parcels I and II together contain 704 square feet.

Excluded Parcel III:

Being part of Lot No. 5 on the map of Berrywood, Section II, as of record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the westerly margin of Berrywood Drive, said point being the common corner of Lots 5 and 6 of said plan; thence, with the common line of said Lots 5 and 6, westwardly 10 feet to a point; thence, North 50 degrees 9 minutes East, 11.2 feet to the said margin of Berrywood Drive; thence with said margin southwardly 5 feet to the point of beginning and containing 25 square feet and being part of the same property vested in Charles P. McKelvey and wife, Leta Frances McKelvey, by deed from Robert A. Turpen and wife, as of record in Book 3769, Page 181, Register's Office for said County.

Being the same property taken by the State of Tennessee by condemnation as evidenced by a Final Consent Judgment entered March 30, 1970, and recorded in Book 4418, page 262, Register's Office for Davidson County, Tennessee.

The above described property is further subject to (i) a Perpetual Easement granted to the State of Tennessee by instrument dated April 2, 1974 and recorded in Book 4802, page 95, Register's Office for Davidson County, Tennessee, (ii) a Perpetual Easement taken by the State of Tennessee by condemnation as evidenced by a Final Decree Divesting and Vesting Title entered January 21, 1975, and recorded in Book 4893, page 773, said Register's Office, and (iii) a Perpetual Easement granted to the State of Tennessee by instrument dated January 7, 1982 and recorded in Book 5838, page 758, said Register's Office.

The above described property being part of the same property conveyed to Charles F. McKelvey and wife, Leta Frances McKelvey, by Deed from Robert A. Turpen and wife, Billie B. Turpen, of record in Book 3769, Page 181, Register's Office for Davidson County, Tennessee, and by Deed in Book 4646, Page 759, said Register's Office; including but excluding property and/or easements conveyed to the State of Tennessee as set out above.

This instrument is being executed in behalf of Leta Frances McKelvey, pursuant to a Power of Attorney executed by same on the 14th day of August, 2007, of record in Instrument No. 20070827-0102068, Register's Office for &*v28&, County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **2711 Berrywood Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this **24th** of **August, 2007.**

Charles McKelvey

Charles McKelvey

Leta Frances McKelvey

Leta Frances McKelvey

By Charles McKelvey

Charles McKelvey, Attorney-in-Fact

Attorney-in-Fact

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 **Charles McKelvey,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2007.**

Jennifer L. Johnson

Notary Public

My Commission Expires: March 7, 2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Charles McKelvey, 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 Attorney-In-Fact for Leta Frances McKelvey, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Leta Frances McKelvey for the purpose therein contained, by signing the name of Leta Frances McKelvey by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2007.

Jennifer L. Johnson

My Commission Expires: March 7, 2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public