Davidson County DEEDWARR
Recvd: 09/04/07 08:40 4 pgs
Fees:23.00 Taxes:777.00
20070904-0105391

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

File No. 20592-6
Box 14-A

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| PerryLynn Investment Co., LLC<br>1925 Preble Avenue<br>Pittsburgh, PA 15233 | New Owner | Map 042-08<br>Parcel 088 |

# 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, THOMAS MATHIAS AND SHEILA B. MATHIAS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PERRYLYNN INVESTMENT CO., 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:

LAND lying in the 4th Councilmanic District, Nashville, Davidson County, Tennessee, being Lot No. 4 on the Plan of Robert B. Huffine, of record in Plat Book 6200, Page 245, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a iron pin (set) lying in the Southerly margin of Nesbitt Lane (50' R.O.W.) being North 84° 59' 05" West, a distance of 345.6 feet from a private drive and being the Northwesterly corner of the hereon described tract:

Thence, along said Southerly margin of Nesbitt Lane South 84° 59' 05" East, a distance of 95.00 feet to an iron pin (set);

Thence, leaving said margin along or near the Westerly line of RAQ Investment Group, L.P., et al, of record in Deed Book 11308, Page 615, Register's Office for Davidson County, Tennessee, South 05° 00' 55" West, a distance of 374.50 feet to an iron pin (set);

Thence, along or near the Northerly line of LMP Madison, LLC, of record in Instrument 200312040174816, Register's Office for Davidson County, Tennessee, North 77° 25' 47" West, a distance of 95.83 feet to an iron pin (set);

Thence, along or near the Easterly line of PerryLynn Investment Co., LLC, of record in Deed Book 1089, Page 146, Register's Office for Davidson County, Tennessee, North 05° 00' 55" East, a distance of 361.90 feet to the Point of Beginning. Containing 34,988 square feet or 0.80 acres, more or less.

Being the same property conveyed to Sheila Bowman Mathias, by Deed from Robert B. Huffine and wife, Anna A. Huffine, of record in Book 6577, Page 370, and further conveyed to Thomas

Mathias by Quitclaim Deed from Melanie Moore, Trustee, of record in Instrument No. 200003220029207, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 209 Nesbitt Lane, ~~Nashville~~ Madison, Tennessee.

TO HAVE AND TO HOLD the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs 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.

Sheila B. Mathias joins in the execution of this Warranty Deed to convey any interest that she has in the property by reason of her marriage to Thomas Mathias.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of August 2007.

Thomas Mathias

Sheila B. Mathias

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 Thomas Mathias and Sheila B. Mathias, the bargainors, 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 and official seal at Nashville, Tennessee, this 31 day of August 2007.

NOTARY PUBLIC

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

My Commission Expires: March 7, 2011

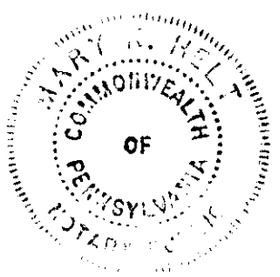
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

C W Friday
Affiant

Subscribed and sworn to before me this 27 day of August 2007.

Mary K Heit
Notary Public
My commission expires 4/16/10




COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary K. Heit, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Apr. 16, 2010
Member, Pennsylvania Association of Notaries

EXHIBIT "A"
Permitted Encumbrances

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

(b) The Plan of record in Book 6200, Page 245, said Register's Office, Register's Office for Davidson County, Tennessee.

(c) Right of Way Agreement to Tennessee Natural Gas Lines, Inc., of record in Book 1939, page 555, said Register's Office.

(d) Storm Water Detention Agreement of record in Book 6145, page 299, said Register's Office.

(e) Matters shown on the ALTA/ASCM Land Title Survey of Mathias Property by Crawford Land Surveyors, P.C., J. Alan Cummings, R.L.S. #2351, dated July 19, 2007, and revised August 22, 2007 as File No. 07065.