THIS INSTRUMENT PREPARED BY:
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 09/04/07 08:43 4 pgs
Fees:23.00 Taxes:1850.00
20070904-0105402

File No. 20595-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ronald A. Kennedy, Jr. 2699 St. Paul Road Woodlawn, TN 37191	New Owner	Map 059, Parcel 192

SPECIAL 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, KENNETH H. MORGAN, JR. AND WIFE HELENA JILL MORGAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD A. KENNEDY, JR. AND WIFE PATRICIA ANN KENNEDY, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 1 on the Hahn Commercial Subdivision, as of record in Plat Book 5190, Page 685, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwesterly line of the former right-of-way of Rowan Drive (now closed) at a point in the northerly line of Haynes Manor Subdivision, Section 4, of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee;

1. Thence, North 44 degrees 02 minutes 00 seconds West, 230.00 feet to an iron pin;

2. Thence, North 45 degrees 58 minutes 00 seconds East, 347.13 feet to an iron pin on the southerly right-of-way, 35 feet from the centerline, of Whites Creek Pike;

3. Thence, with said Whites Creek Pike, South 43 degrees 54 minutes 49 seconds East, 205.05 feet to an iron pin;

4. Thence, leaving said Whites Creek Pike, with a curve to the right (having a central angle of 89 degrees 52 minutes 49 seconds, a radius of 25.00 feet, a tangent of 24.95 feet, and a chord bearing and distance South 01 degrees 01 minutes 35 seconds West, 35.32 feet) a distance of 39.22 feet to an iron pin on the northwesterly right-of-way of said former Rowan Drive;

5. Thence, South 45 degrees 58 minutes 00 seconds West, 321.70 feet to the point of

beginning, containing 79,651.292 square feet or 1.829 acres.

The source of this description is ALTA AS-BUILT Survey dated July 23, 1998, revised August 3, 2007, by H. & H. Land Surveying, Inc.

BEING the same property conveyed to Kenneth H. Morgan, Jr. and wife Helena Jill Morgan by Deed from Nicholas W. Randolph, Linda Gale Weeks, Rhonda Oakley, Teresa Ann Gray, Sandra Carner, and Billie Jean Randolph, heirs of the Estate of Ross Randolph, deceased, of record in Book 11051, Page 932, Register's Office for Davidson County, Tennessee.

THIS is improved property located on 2818 Whites Creek Pike, Nashville, Tennessee 37207.

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 Grantors covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 29 day of August 2007.

Kenneth H. Morgan, Jr.

Helena Jill Morgan

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 Kenneth H. Morgan, Jr. and Helena Jill Morgan, 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 29 day of August 2007.

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

NOTARY PUBLIC
My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

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

Affiant

Subscribed and sworn to before me this
29th day of August 2007.

Notary Public
My commission expires 2-16-2010

SALLY LEE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantees.

(b) Matters shown on the Plan of record in Book 5190, page 685, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA As-Built Survey of Machinery Movers and Structural Specialties, Inc., by H&H Land Surveying, Inc., Michael V. Holmes, R.L.S. #213, dated July 23, 1998, and revised August 3, 2007.