Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thomas Williams, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ross D. Edwards, hereinafter called the Grantee, Grantee's heirs and assigns, the one half undivided interest of Grantor in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

EXHIBIT "A"

It is the intent of this conveyance that Ross D. Edwards be vested with fee simple title to the entire 100% interest in the subject property.

The property conveyed herein is commercial property and has not been the residence of the Grantor, his spouse, or issue.

The property conveyed herein is subject to matters shown on the applicable recorded plans, and to the Master Deed and By-Laws of record in Book 5332, page 587, RODC, and to applicable easements, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 10/04/07 13:22 3 pgs
Fees:18.00 Taxes:1345.88

20071004-0118474

This is improved property, known as: 151 Athens Way, Nashville TN, 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of October, 2007

X _____

Thomas Williams

State of South Carolina)
County of Horry)

On this October 2, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Amanda Bair
Notary Public

My Commission Expires: 6-20-11

AMANDA BAIR NOTARY PUBLIC SOUTH CAROLINA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that ~~the actual consideration or value~~, whichever is greater, for this transfer is: $363.750.00.

Affiant

Sworn and subscribed before me on this the October 2, 2007

Notary Public

My Commission Expires: 5-24-2008

LEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ross D. Edwards PO Box 120339 Nashville, TN 37212	Same	7-12-4

Received Time Sep. 26. 9:20AM

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, more particularly described as follows:

Tract 8B-1 on the First Revision to MetroCenter Tract 8B-1 recorded October 3, 1978, Book 5190, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description, together with such portion of the following described property which extends beyond the boundaries of said Tract 8B-1:

A tract of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the north and east by Tract 8B, MetroCenter, on the south by Tract 8A, MetroCenter, as recorded in Plat Book 4715, page 93, Register's Office for Davidson County, Tennessee, and on the west by Athens Way, all as shown on the Resubdivision of Part of Block "G" Section 1 - Book 4675, page 48, MetroCenter Tract 8B-1, of record in Book 5190, page 141, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northeast margin of Athens Way, 289.5 feet, more or less, from the centerline of French Landing Drive and being the north corner of Tract 8A, MetroCenter; thence, N 23 deg 44' 10" E, 160.00 feet to a point; thence, S 66 deg 15' 50" E, 159.14 feet to a point; thence, S 23 deg 44' 10" W, 108.00 feet to a point; thence, N 66 deg 15' 50" W, 28.93 feet to a point; thence, S 23 deg 44' 10" W, 52.00 feet to a point on the north property line of Tract 8A, MetroCenter; thence, along said property line, N 66 deg 15' 50" W, 130.21 feet to the point of beginning. Containing 23,956 square feet or 0.55 acres, more or less.

Being the same property conveyed to Leadmark Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated April 8, 1996, from BPT Properties, a Tennessee General Partnership, of record in Book 10009, page 285, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross D. Edwards and Thomas Williams by Quitclaim Deed from Leadmark Properties, L.L.C. of record as Instrument No 20071004 0118473, RODC.