THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26770-06-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. x _____ Affiant Subscribed and sworn to before me, 5th day of October, 2007. _____ Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

SPECIAL WARRANTY DEED

Address New Owner: English Mallory Real Estate, LLC 5006 Country Club Drive Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 13102010200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda S. Voss, Trustee of the Ferrell Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **English Mallory Real Estate, LLC,** a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4106 Hillsboro Pike, Nashville, TN, 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of October, 2007.

Glenda Voss, Trustee

Glenda S. Voss, Trustee of the Ferrell Living Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Glenda S. Voss, Trustee of the Ferrell Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 5th day of October, 2007.

_____
Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 10/10/07 12:40 2 pgs
Fees:13.00 Taxes:3700.00

20071010-0120613

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of Colonial Heights, as of record in Book 1130, page 102 (erroneously referred to as Book 5370, page 755 in the previous two deeds of record), Register's Office for Davidson County, Tennessee, and described as follows:

Being a triangular tract of land, beginning at a point in the westerly margin of a 20 foot alley 142.25 feet SW of the common corner of Lots 73 and 74; thence with the margin of said alley, southerly 132.35 feet more or less to a point in the original southerly boundary line of the Luck Home Place; thence N 23 degrees 15 minutes W 277 feet to a point; thence in an easterly direction parallel to the line between Lots Nos. 73 and 74, 243 feet more or less to the beginning.

Together with a 12 foot wide easement across the SW corner of property conveyed by Janet Bethurum Jordan and husband, Ray Jordan, to James S. Fowler, dated June 29, 1951, of record in Book 2012, page 166, Registers Office of Davidson County, Tennessee, said easement running from Hillsboro Road along the Primm property line to the remaining portion of Lot No. 74 (the property herein conveyed), for the purpose of ingress and egress thereto and also for a water main, which is located on said easement strip, all as reserved in the above described instrument of record in Book 2012, page 166, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Glenda S. Voss, as Trustee of The Ferrell Living Trust, by Quitclaim Deed dated June 1, 1994, from Glenda S. Voss of record in Book 9365, page 568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 State/County Taxes which have been prorated between the parties and paid at closing.
2. All matters appearing on the Plan of record as Book 1130, page 102, Register's Office for Davidson County, Tennessee.