THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 12/14/07 15:32 4 pgs
Fees:23.00 Taxes:4995.00
20071214-0144154

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Twin Oaks Holdings, LLC 4064 Twin Oaks Antioch, TN 37013	Same	Map 086 Par. 00026500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,350,000.00.

Affiant

Sworn and subscribed before me, this 14th day of Dec, 2007.

Notary Public

Commission Expires:

For and in consideration of the sum of One Million Three Hundred Fifty Thousand and No/100 ($1,350,000.00) Dollars (representing $804,000.00 for the improvements and $546,000.00 for the land), cash in hand paid by Twin Oaks Holdings, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stones River Professional Associates, a Tennessee general partnership, referred to as Grantor (whose partners are Ralph G. Grant, Stephen M. Speck, Daniel A. Hixon, Jr. (being one and the same person as Dan A. Hixon and Dan A. Hixon, Jr.) and Leon Colbert), has bargained and sold, and by these presents does transfer and convey unto Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I

Beginning at an iron rod (new) at the intersection of the northerly right-of-way (70 feet wide) of Central Pike with the westerly right-of-way (63 feet from the centerline of the track) of the Nashville & Eastern Railroad; Thence with said northerly right-of-way of Central Pike, North 72° 40' 55" West 319.34 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the north and having a radius of 3784.72 feet; Thence, with said curve, northwesterly an arc distance of 262.25 feet through a central angle of 3° 58' 12" (chord: North 70° 41' 49" West 262.20 feet) to a magnetic nail (new); Thence, with the easterly boundary line of the Stones River Investment Company property, of record in Book 5568, page 416 in the Register's Office of Davidson County, Tennessee, as follows: North 10° 48' 49" East 36.87 feet to a magnetic nail (new), and North 46° 57' 21" East 463.04 feet to an iron rod (old) in the southerly boundary line of the Tennessee Secondary School Athletic Association, Inc. property, of record in Book 4157, page 690 in said Register's Office; Thence, with said boundary line, South 56° 05' 30" East 515.91 feet to an iron rod (new) in said westerly right-of-way of the Nashville & Eastern Railroad; Thence,

with said right-of-way, South 41° 56' 09" West 330.95 feet to the beginning containing 5.05 acres or 220,076.6 square feet.

Being the same property conveyed to Stones River Professional Associates, a partnership, by Quitclaim Deed from Ralph Grant, Trustee, and wife, Willedean A. Grant, of record in Book 5711, page 530, Register's Office for Davidson County, Tennessee.

Tract II

All of the rights of Stones River Professional Associates under an Easement for Installation and Maintenance of Sewerage Service Pipe Line Agreement by and between Tennessee Secondary School Association, Inc., a Tennessee corporation, and Stones River Professional Associates which is of record in Book 5710, page 808, Register's Office for Davidson County, Tennessee.

Tract I was conveyed to Stones River Professional Associates, a partnership, by deed from Ralph Grant, Trustee, of record in Boo 5711, page 550, Register's Office for Davidson County, Tennessee. Tract II, which is an appurtenant easement, was conveyed to Stones River Professional Associates, a partnership from Tennessee Secondary School Association, Inc. of record in Book 5710, page 808, Register's Office for Davidson County, Tennessee.

This is improved property known as 3515 Central Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever, and it does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above set forth on Exhibit A attached hereto.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Grantor further conveys to Grantee all its rights under any lease agreement pertaining to the property described above.

WITNESS my hand this 14th day of December, 2007.

STONES RIVER PROFESSIONAL ASSOCIATES, a Tennessee general partnership by its partners

Ralph G. Grant

Stephen M. Speck

Daniel A. Hixon, Jr.

Leon Colbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ralph G. Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Stones River Professional Associates, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 14th day of Dec, 2007.

Notary Public

Commission Expires: 5-24-08 Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Bill Garrett
Davidson County Register of Deeds

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stephen M. Speck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Stones River Professional Associates, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 14th day of Dec, 2007.

Notary Public

Commission Expires: 5-24-08 Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Bill Garrett
Davidson County Register of Deeds

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Daniel A. Hixon, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Stones River Professional Associates, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 14th day of Dec, 2007.

Notary Public

Commission Expires: 5-24-08 Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Bill Garrett
Davidson County Register of Deeds

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Leon Colbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Stones River Professional Associates, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 14th day of Dec, 2007.

Notary Public

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Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

This conveyance is made subject to:

(1) Terms of joint a usage easement of record in Book 5526, page 903, Register's Office for Davidson County, Tennessee;

(2) Easement with Covenants and Restrictions Affecting Land of record in Book 5710, page 808, Register's Office for Davidson County, Tennessee;

(3) Easement for Sewerage Lift Station, and maintenance thereof, of record in Book 5352, pages 727, Register's Office for Davidson County, Tennessee;

(4) Easement for utility anchor granted to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 5946, page 919, Register's Office for Davidson County, Tennessee;

(5) Rights of others in the appurtenant easement constituting Tract II;

(6) All zoning and building ordinances applicable to the Property;

(7) The survey of Joe M. Cummings dated December 6, 2007 (the survey) shows that an eight inch sewer line encroaches on the Property near its northernmost point. No warranty of title is made with respect to the rights of any third parties to an easement for the purpose of maintaining and operating this sewer line;

(8) The survey of Joe M. Cummings shows an overhead utility line crossing the property near the western edge of the property. This conveyance is subject to the rights of any third party to an easement to maintain and operate this overhead utility line;

(9) The survey shows that a utility pole and certain overhead wiring which serves to light the parking area of the Property is actually located on the property of Tennessee Secondary School Athletic Association, Inc. (TSSAA) which property was acquired by TSSAA by deed of record in Book 4157, page 690, Register's Office for Davidson County, Tennessee. No warranty is made that the overhead utility lines in question can be utilized without relocating the utility pole and wiring which encroaches on the property of TSSAA.