This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Corolla Management Corporation, a Virginia Corp.
P.O. Box 6400
Roanoke, VA 24017

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **162**
GROUP
PARCEL **105 & 130**

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 and sufficiency of which are hereby acknowledged, **William D. Dyer aka Bill Dyer**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Corolla Management Corporation, A Virginia Corporation**, , hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to zoning, setback requirements and general utility, sewer, and drainage easements of record as of June 27, 2007 upon which the improvements do not encroach; subdivision and/or condominium declarations, covenants, restriction and easements of record as of June 27, 2007, and leases and other encumbrances specifies in the Agreement.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **unimproved** property known as 6.34 Acres, Bell Road, Antioch, Tennessee 37013.

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

Davidson County DEEDWARR
Recvd: 12/20/07 15:37 4 pgs
Fees:23.00 Taxes:2911.90
20071220-0146319

WITNESS my hand this the **20th** day of **December, 2007.**

William D. Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Dyer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of December, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $787,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2007.

NOTARY PUBLIC

My Commission Expires:

LINDA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22 2008

Property Description

Being a certain tract of land in the fifth councilmanic district of Metropolitan Nashville, Davidson County, Tennessee. Being bounded on the North by Bell Road, on the East by Bell Road Church of Christ, TRS., of record in Deed Book 6326, Page 218, on the South by the James Watson property of record in Deed Book 8819, Page 547, and on the West by Old Hickory Boulevard, all of record in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an ¼" iron rod (old) at the Northeast end of the Southeast radius return at the intersection of Bell Road and Old Hickory Boulevard, said iron rod (old) being the Northwest corner of the subject property; thence,

With the Southerly (R.O.W.) of said Bell Road, South 84 degrees 50 minutes 20 seconds East, 612.43 feet to an iron rod (new), said iron rod being the Northeasterly corner of the subject property and a corner of said Bell Road Church of Christ, TRS property; thence,

With the Westerly line of said Bell Road Church of Christ, TRS property, South 06 degrees 34 minutes 11 seconds West, 275.28 feet to a witness pin then continuing 50.09 feet for a total of 358.10 feet to a point in centerline of Whittemore Branch, said point being a corner of said James Watson property and the Southeasterly corner of the subject property; thence,

With the centerline of said Whittemore Branch and with the James Watson property for the next 6 calls:

1. South 68 degrees 37 minutes 07 seconds West, 30.11 feet to a point, said point located South 12 degrees 49 minutes 53 seconds East, 60.00 feet from a witness point, said point being an iron rod (new);

2. South 85 degrees 44 minutes 56 seconds West, 330.00 feet to a point; said point located South 18 degrees 34 minutes 05 seconds East, 40.00 feet from a witness point, said point being an iron rod (new);

3. South 57 degrees 06 minutes 53 seconds West, 75.45 feet to a point; said point located South 30 degrees 34 minutes 19 seconds East, 40.00 feet from a witness point, said point being an iron rod (new);

4. South 61 degrees 44 minutes 29 seconds West, 63.83 feet to a point; said point located South 24 degrees 22 minutes 40 seconds East, 40.00 feet from a witness point, said point being an iron rod (new);

5. South 69 degrees 30 minutes 11 seconds West, 90.00 feet to a point; said point located South 27 degrees 35 minutes 09 seconds East, 47.74 feet from a witness point, said point being an iron rod (new);

6. South 75 degrees 11 minutes 40 seconds West, 39.99 feet to a point; said point being the Southwest corner of the subject property and lying in the Easterly (R.O.W.) of said Old Hickory Boulevard; thence,

With the Easterly (R.O.W.) of said Old Hickory Boulevard for the next 4 calls:

1. North 28 degrees 01 minutes 49 seconds West, 15.19 feet to a ½" iron rod (old);

2. Along a curve to the right with an interior angle of 34 degrees 15 minutes 09 seconds, a radius of 407.42 feet, an arc length of 243.56 feet, and a chord bearing and distance of North 10 degrees 54 minutes 07 seconds West, 239.95 feet, to an iron rod (new);

3. North 06 degrees 13 minutes 47 seconds East, 267.36 feet to a ¼" iron rod (old);

4. Along a curve to the right with an interior angle of 88 degrees 56 minutes 48 seconds, a radius of 50.00 feet, an arc length of 77.62 feet, and a chord bearing and distance of North 50 degrees 41 minutes 16 seconds East, 70.06 feet, to the point of beginning, and containing 292,061 square feet, or 6.705 acres more or less as calculated by the above courses and distances.

Being part of the same property conveyed to William D. Dyer and wife, Dorothy A. Dyer by deed of record in Book 4205, page 504, said Register's Office; Pursuant to a Quitclaim Deed recorded in Book 8021, page 680, Register's Office, Davidson County, Tennessee, Dorothy A. Dyer conveyed her interest in said property to William D. Dyer.

Also, being part of the same property conveyed to Bill Dyer and wife, Dorothy Dyer by deed of record in Book 4275, page 635, said Register's Office; Pursuant to a Quitclaim Deed of record in Book 8021, page 682, Register's Office, Davidson County, Tennessee, Dorothy Dyer conveyed her interest in said property to Bill Dyer.

*William D. Dyer and Bill Dyer are one in the same person.