McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(6)

Davidson County DEEDWARR Recvd: 12/21/07 12:59 5 pgs Fees:28.00 Taxes:17834.00 20071221-0146598 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $4,820,000.00 Patricia Green Affiant Subscribed and sworn to before me, this 19th day of December, 2007. L. Stott Notary Public Expiration of commission. 3-14-09

SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3-14-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PGM-Mt. View, LLC.	**NEW OWNER**	**Map: 164**
9019 Overlook Blvd. Suite C-2		**Parcels: 78, 79, 80, 81 and**
Brentwood, TN 37027		**part of Parcel 82**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Stephen J. Kozy

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PGM-Mt. View, LLC, a Tennessee Limited Liability Company

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 THE FOLLOWING:

SEE ATTACHED EXHIBIT "B"

This property has been held for investment purposes only and has never been the residence of the Grantor or his spouse.

This is unimproved property described as 20.2 acres at Pin Hook Road and Murfreesboro Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 19th day of December, 2007.

Stephen J. Kozy

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, Stephen J. Kozy, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2007.

Notary Public

My Commission Expires: 3-14-09

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

File #: **06132-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being more particularly described as follows:

Beginning at an existing pk nail, at the intersection of the northerly right-of-way line of Pin Hook Road, 50 feet in width, and the westerly right-of-way line of Murfreesboro Road, 100 feet in width, said existing pk nail being located at Northing: 625,649.76; Easting 1,786,813.81; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the northerly right-of-way line of Pin Hook Road, with the easterly right-of-way line of Murfreesboro Road, North 39 deg 39 min 25 sec West, 1049.65 feet to an iron rod set;

Thence leaving the easterly right-of-way line of Murfreesboro Road, through the property of Stephen J. Kozy, as of record in Instrument Number: 20060131-0011871, at the Register's Office for Davidson County, Tennessee, North 50 deg 20 min 35 sec East, 894.74 feet to an iron rod set;

Thence South 25 deg 34 min 42 sec East, 1411.05 feet to an existing iron rod, at a corner common with the property of Townhomes of Bradburn Village Association, as of record in Instrument Number: 20060823-0103545, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Townhomes of Bradburn Village Association, South 02 deg 24 min 28 sec West, 8.72 feet to an existing iron rod in the northerly right-of-way line of Pin Hook Road;

Thence with the northerly right-of-way line of Pin Hook Road, North 82 deg 51 min 03 sec West, 127.22 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 368.83 feet, the central angle of which is 30 deg 42 min 57 sec, the radius of which is 688.00 feet, the chord of which is South 81 deg 47 min 29 sec West, 364.43 feet to an existing iron rod;

Thence South 66 deg 26 min 01 sec West, 153.70 feet to the POINT OF BEGINNING. Containing 879,912 square feet or 20.200 acres more or less.

Being part of the same property conveyed to Stephen J. Kozy by Warranty Deed from Everette D. Kilgrow and Bettye H. Kilgrow, dated January 27, 2003, and of record in Instrument No. 20030129-0012352, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Stephen J. Kozy by Warranty Deed from R. Dennis Britt and Martha Lou Britt, dated January 30, 2006, and of record in Instrument No. 20060131-0011871, Register's Office for Davidson County, Tennessee.

Together with and subject to a 40' Joint Use Ingress/Egress Easement for access to Mt. View Road as described herein and as further described in Access Easement Agreement of record in Instrument No. 20091221-0146599, Register's Office for Davidson County, Tennessee.

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Commencing at an existing iron rod at the intersection of the southerly right-of-way line of Mt. View Road and the easterly right-of-way line of Murfreesboro Road, said existing iron rod being located at Northing: 627,045.18; Easting: 1,785,664.50; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the easterly right-of-way line of Murfreesboro Road with the southerly right-of-way line of Mt. View Road, with a curve to the left, along an arc length of 279.00 feet, the central angle of which is 22 deg 46 min 18 sec, the radius of which is 702.00 feet, the chord of which is North 26 deg 27 min 26 sec East, 227.17 feet to the TRUE POINT OF BEGINNING;

Thence continuing with the southerly right-of-way line of Mt. View Road, with a curve to the left, along an arc length of 40.13 feet, the central angle of which is 03 deg 16 min 30 sec, the radius of which is 702.00 feet, the chord of which is North 13 deg 26 min 02 sec East, 40.12 feet to a point;

Thence leaving the southerly right-of-way line of Mt. View Road, with a line through the property of E.D. Green, et ux, as of record in Deed Book 853, Page 311, at the Register's Office for Davidson County, Tennessee and the property of Stephen J. Kozy, as of record in Instrument Number: 20060131-0011871, at the Register's Office for Davidson County, Tennessee for the following seven calls;

1) South 80 deg 59 min 26 sec East, 247.91 feet to a point;
2) With a curve to the right, along an arc length of 101.00 feet, the central angle of which is 41 deg 20 min 01 sec, the radius of which is 140.00 feet, the chord of which is South 60 deg 19 min 26 sec East, 98.82 feet to a point;
3) South 39 deg 39 min 25 sec East, 615.84 feet to a point;
4) South 50 deg 20 min 35 sec West, 40.00 feet to a point;
5) North 39 deg 39 min 25 sec West, 615.84 feet to a point;
6) With a curve to the left, along an arc length of 72.14 feet, the central angle of which is 41 deg 20 min 01 sec, the radius of which is 100.00 feet, the chord of which is North 60 deg 19 min 26 sec West, 70.59 feet to a point;
7) North 80 deg 59 min 26 sec West, 251.01 feet to the POINT OF BEGINNING. Containing 38,067 square feet or 0.874 acres more or less.

Being part of the same property conveyed to Stephen J. Kozy, of record in Instrument No. 20071221-0146597, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Stephen J. Kozy, as of record in Instrument No.: 20030129-0012352, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is subject to the following:

1. Easement granted to the United States of America for Transmission Line Right of Way of record in Instrument No. 20020909-0109148, and in Instrument No. 20020905-0107384, Register's Office for Davidson County, Tennessee.

2. Easement to Colonial Pipeline Company of record in Book 3644, page 317, Book 3670, page 396, and in Book 4579, page 913, Register's Office for Davidson County, Tennessee.

3. The following matters shown on the ALTA/ASCM Land Title Survey of Tax Map 164, Parcels 78,79,80,81, and part of Parcel 82, Murfreesboro Road at Pin Hook Road, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., dated November 27, 2007:

   a. Utility lines, with poles, meters, valves, and other appurtenances
   b. Sign post 124
   c. Underground gas sign posts
   d. Sign base
   e. Sign
   f. Billboard
   g. Mimimum building setback lines

4. Davidson County Property Taxes for 2008, a lien not yet due and payable, and any subsequent years.