Davidson County DEEDWARR
Recvd: 01/04/08 15:41 8 pgs
Fees:43.00 Taxes:5087.50
20080104-0001299

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis LLP (TPM)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Whitland Court, LLC
1516 16th Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Same

MAP-PARCEL:
Map-Parcel
104-09-0-172

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOSEPH R. PETERSON, Trustee of the Janice Peterson Ernst Trust, as to a one-third (1/3) interest, JANICE PETERSON ERNST, Trustee of the Joseph R. Peterson Trust, as to a one-third (1/3) interest, and JANICE PETERSON ERNST and JOSEPH R. PETERSON, Co-Trustees of the Carolyn Lois Carlson Trust, as to a one-third (1/3) interest** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **WHITLAND COURT, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

This is improved property located at 3810 Whitland Avenue, Nashville, Davidson County, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors, heirs and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 2nd day of January, 2008.

Joseph R Peterson

JOSEPH R. PETERSON, Trustee of the Janice Peterson Ernst Trust

STATE OF TN)
COUNTY OF Roane)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH R. PETERSON, Trustee of the Janice Peterson Ernst Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized to execute this instrument on behalf of the Janice Peterson Ernst Trust.

WITNESS my hand and official seal at Knoxville, Knox County, TN, this 2 day of Jan., 2008.

Christley Chambers

Notary Public

My Commission Expires: My commission expires April 8, 2009

1817672.3

~~Janice Peterson Ernst Trust~~

~~STATE OF __)~~

~~COUNTY OF __)~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the~~ within named ~~JOSEPH R. PETERSON, Trustee of the Janice Peterson Ernst Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized to execute this instrument on behalf of the Janice Peterson Ernst Trust.~~

~~WITNESS my hand and official seal at _____, _____ County, __, this _____ day of ___, 200__.~~

~~Notary Public~~

~~My Commission Expires:__~~

JANICE PETERSON ERNST, Trustee of the Joseph R. Peterson Trust ~~Janice A. P~~ Janice Peterson Ernst

STATE OF New York

COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE PETERSON ERNST, Trustee of the Joseph R. Peterson Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is authorized to execute this instrument on behalf of the Joseph R. Peterson Trust.

WITNESS my hand and official seal at Pittsford Ny, Monroe County, __, this 2 day of Jan, 2008.

Notary Public Patricia J. Falzone

PATRICIA J. FALZONE
Notary Public, State of N.Y. Monroe Co
My Commission Expires Dec. 31, 2009
4691202 01 FA

My Commission Expires:__

JANICE PETERSON ERNST, as Co-Trustee of the Carolyn Lois Carlson Trust Janice Peterson Ernst

STATE OF New York

COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE PETERSON ERNST, Co-Trustee of the Carolyn Lois Carlson Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is authorized to execute this instrument on behalf of the Carolyn Lois Carlson Trust.

WITNESS my hand and official seal at Pittsford Ny, Monroe County, __, this 2 day of Jan, 2008.

Notary Public Patricia J. Falzone

My Commission Expires:__

PATRICIA J. FALZONE
Notary Public, State of N.Y. Monroe Co
My Commission Expires Dec. 31, 20 09
4691202 01 FA

~~JOSEPH R. PETERSON, as Co-Trustee of~~

~~the Carolyn Lois Carlson Trust~~

~~STATE OF __)~~

~~COUNTY OF __)~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the~~ within named ~~JOSEPH R. PETERSON, Co-Trustee of the Carolyn Lois Carlson Trust, the bargainer, with whom I~~ am personally ~~acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he~~ executed ~~the within instrument for the purposes therein contained and who further acknowledged that he is~~ authorized ~~to execute this instrument on behalf of the Carolyn Lois Carlson Trust.~~

~~WITNESS my hand and official seal at _____, _____ County, __,~~ this ~~____ day of __, 200__~~.

~~Notary Public~~

~~My Commission Expires:__~~

~~STATE OF TENNESSEE)~~

~~COUNTY OF _____)~~

~~The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.~~

~~Affiant~~

~~Subscribed and sworn to before me this ____ day of _____, 200__~~.

~~Notary Public~~

~~My Commission Expires:~~

~~**EXHIBIT A**~~

~~Legal Description of Property~~

Land ~~in Davidson County, Tennessee, being the westerly 90 feet of Lot No. 13 of Block "D" on the Plan~~ of ~~Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County~~.

Joseph R Peterson

JOSEPH R. PETERSON, as Co-Trustee of the Carolyn Lois Carlson Trust

CHRISTLEY CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TN)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH R. PETERSON, Co-Trustee of the Carolyn Lois Carlson Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized to execute this instrument on behalf of the Carolyn Lois Carlson Trust.

WITNESS my hand and official seal at Knoxville, Knox County, TN, this 2 day of January, 2008.

Christley Chambers

Notary Public

My Commission Expires: My commission expires April 8, 2009

1817672.3

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2008.

Notary Public

My Commission Expires:

9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

1817672.3

EXHIBIT A

Legal Description of Property

Land in Davidson County, Tennessee, being the westerly 90 feet of Lot No. 13 of Block "D" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County.

Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Joseph R. Peterson and Carolyn Lois Carlson, as co-trustees of the Janice Peterson Ernst Trust, Carolyn Lois Carlson and Janice Peterson Ernst, co-trustees of the Joseph R. Peterson Trust and Janice Peterson Ernst and Joseph R. Peterson, co-trustees of the Carolyn Lois Carlson Trust via Executors Deed of record in Book 10154, Page 253, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Davidson County taxes for 2008, Map-Par. 104-09-0-172, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.