THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/15/08 15:50 3 pgs
Fees:18.00 Taxes:1572.50
20080115-0004669

**WARRANTY DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL IDENTIFICATION NUMBERS: |
|---|---|---|
| CHOICE INVESTMENTS, LLC<br>423 Houston St.<br>Nashville, TN 37203 | SAME | 10507045100, 10507045200, 10507045300, 10507045400, 10507045500, 10507045600, 10507045700, 10507045900, 10507046000, 10507046100, 10507046200 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

CHOICE INVESTMENTS, LLC

By: _____
JIMMY R. KENAUM,
Chief Operating Officer

W. WARNER McNEILLY III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, by JIMMY R. KENAUM, this 15th day of January, 2008.

_____
Notary Public
My Commission Expires: 9/19/09

**FOR AND IN CONSIDERATION** of the sum of Ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, R.M. SANFORD, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto CHOICE INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. 2008 property taxes, a lien not yet due and payable.
2. Charter right of way of railroad along easterly property lines.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of JAN., 2008.

R.M. SANFORD

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, W. WARNER MCNEILLY III, of said county, R. M. SANFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 15th day of January, 2008.

NOTARY PUBLIC

My Commission Expires:

9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

EXHIBIT A

LEGAL DESCRIPTION FOR COMBINING LOT NO. 15 AND PART OF LOT 16 OF JOHN NELSON'S SUBDIVISION AND PART OF MERRITT LANDS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY OWNED BY J.O. MADDUX ( D.B. 5476, P. 862 ) WHICH IS ON THE EAST R/W OF 4$^{T}$ AVE. SOUTH, NASHVILLE, TN AND THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED, TRAVEL ALONG AND WITH THE EAST R/W OF 4$^{m}$ AVE. SOUTH N 35 DEGREES 22' 18" W A DISTANCE OF 522.98' TO AN IRON PIN, THENCE LEAVING THE R/W TRAVEL N 54 DEGREES 37' 42" E A DISTANCE OF 53.75' AND BEING ON THE WEST R/W OF CSX TRANSPORTATION TO AN IRON PIN, THENCE ALONG AND WITH THE R/W S 57 DEGREES 55' 04" E A DISTANCE OF 269.40' TO AN IRON PIN, THENCE S 55 DEGREES 38' 57" W A DISTANCE OF 81.82' TO AN IRON PIN, THENCE S 57 DEGREES 55' 04" E A DISTANCE OF 285.40' TO AN IRON PIN, THENCE LEAVING THE R/W OF CSX TRANSPORTATIONS 50 DEGREES 53' 46" W A DISTANCE OF 185.06' TO AN IRON PIN WHICH IS THE POINT OF BEGINNING AND HAVING AN AREA OF 1.41 ACRES MORE OR LESS WITH NO IMPROVEMENTS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY, DATED 10-26-2007.

Parcels 451-457: Being the same property conveyed to R. M. Sanford and J. E. Moss by deed of record in Book 4479 page 880 R.O.D.C. J .E. Moss conveyed his interest in said property to H. C. Young, Jr. by deed of record in Book 5247 page 401 R.O.D.C. H. C. Young, Jr. conveyed his interest in said property to R. M. Sanford by deed of record in Book 7472 page 996, R.O.D.C.

Parcel 459: Being the same property conveyed to R. M. Sanford and H. C. Young, Jr., as tenants in common, by deed from Sallie G. Statham and husband, Charles J. Statham, of record in Book 6254, Page 551. Register's Office for Davidson County, Tennessee. H. C. Young, Jr. conveyed his interest in both tracts to R. M. Sanford by deed of record in Book 7473, page 1, R.O.D.C.

Parcels 460 and 461: Being the same property conveyed to R. M. Sanford and H. C. Young, Jr. by deed from J.R. and M., a partnership of record in Book 6392 Page 402, Register's Office for Davidson County, Tennessee. H. C. Young, Jr., conveyed his interest in such property to R. M. Sanford by deed of record in Book 7473, page 1, R.O.D.C.

Parcel 462: Being the same property conveyed to R. M. Sanford and H. C. Young, Jr., as tenants in common, by deed from Sallie G. Statham and husband, Charles J. Statham, of record in Book 6254, Page 551. Register's Office for Davidson County, Tennessee. H. C. Young, Jr. conveyed his interest in both tracts to R. M. Sanford by deed of record in Book 7473, page 1, R.O.D.C.