Box 37, B
For BCCB
(CMW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ead K. Awid **163 Vulco Drive, Apt. A** **Hendersonville, TN 37075**	**Map /Parcel** **07106008300**	**Same**

EA

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/18/08 12:05 4 pgs
Fees:23.00 Taxes:2127.50
20080118-0005922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHARLES J. BRADLEY** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **EAD K. AWID**, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties and paid at closing. Subsequent years are assumed by Grantee.

2. Matters shown on the Plan of record in Book 5190, page 596, said Register's Office.

3. Slope Easement of record in Book 6196, page 33, said Register's Office.

4. Permanent Drainage and/or Public Utility Easement of record as Instrument No. 200002160015418, said Register's Office.

This is improved property located and known as **315 West Trinity Lane, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantors is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenants and bind herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me this 16 day of January, 2007.

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY
DAVIDSON
TENN.

Notary Public

My Commission Expires: 7-19-08

of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 16 day of January, 2008.

Charles J. Bradley -1-16-08

CHARLES J. BRADLEY

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles J. Bradley, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 16th day of January, 2008.

Carol A. Wilson

Notary Public

My Commission Expires:

7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located on the north side of Trinity Lane, being Lot No. 1 as shown on Section One, Subdivision of 315 West Trinity Lane, as of record in Book 5190, Page 596, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Trinity Lane, said point being 50 feet westerly of the southwesterly corner of the property, conveyed to George B. Hussey et ux, from C. D. Berry, IV, Trustee with Full Power, as of record in Book 5394, Page 826, Register's Office for Davidson County, Tennessee.

Thence, with the north margin of said Trinity Lane with a curve to the right 141.48 feet to a point, said curve having a radius of 2834.79 feet, a central angle of 02 degrees 51 minutes 34 seconds, a tangent distance of 70.75 feet and chord of North 85 degrees 19 minutes West 141.46 feet;

Thence, continuing with said margin South 06 degrees 06 minutes West, 5.00 feet to a point;

Thence, with a curve to the right 73.46 feet to a point, said curve having a radius of 2,839.79 feet, a central angle of 01 degrees 28 minutes 55 seconds, a tangent distance of 36.73 feet, and a chord of North 83 degrees 09 minutes West, 73.45 feet.

Thence, leaving said margin, North 04 degrees 09 minutes East, 150.22 feet to a concrete monument;

Thence, South 85 degrees 51 minutes East, 215.00 feet to a concrete monument;

Thence, South 04 degrees 09 minutes West, 150.00 feet to the point of beginning;

Containing 32,395 square feet or 0.74 acre more or less.

Included in the above description, but expressly excluded therefrom, is a 5-foot right- of-way dedication and being more particularly described as follows:

Beginning at a point in the north margin of Trinity Lane, said point being the southwesterly corner of the above described tract;

Thence, leaving said margin North 04 degrees 09 minutes East, 5.01 feet to a point;

Thence, with the northerly line of said dedication with a curve to the left 73.63 feet to a point in the present northerly margin of Trinity Lane, said curve having a radius of 2,834.79 feet, a central angle of 01 degrees 29 minutes 17 seconds, a tangent distance of 36.82 feet, and a chord of South 83 degrees 09 minutes East, 73.62 feet;

Thence, with said margin South 06 degrees 06 minutes West, 5.00 feet to a point;

Thence, continuing with said margin with a curve to the right 73.46 feet to the point of beginning, said curve having a radius of 2,839.79 feet, a central angle of 01 degrees 28 minutes 55 seconds, a tangent distance of 36.73 feet, and a chord of North 83 degrees 09 minutes West, 73.45 feet.

Said dedication contains 368 square feet or 0.008 acre, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED from this conveyance is property conveyed to the State of Tennessee by deed of record in Book 10200,

Page 964, Register's Office for Davidson County, described as follows:

BEGINNING at the point of intersection of the existing north margin of S.R. 65 and the west boundary of the Motel 6 operating, L.P. property, said point of intersection being 35.833 feet left of S.R. 65 proposed centerline station 8+093.633; thence with said existing margin (I) with a curve right and westerly 141 feet more or less (2) southerly 5 feet more or less (3) with a curve right and westerly 73 feet more or less to a point, said point being 30.374 feet left of S.R. 65 proposed centerline station 8+027.0 13; thence with the east boundary of said Motel 6 property north 07 degrees, 40 minutes, 51 seconds east 12.316 feet to a point, said point being 42.651 feet left of S.R. 65 proposed centerline station 8+026.71; thence with the proposed north margin of said road having a 2834.797 foot radius curve left and easterly 215.02 feet to a point, said point being 42.651 feet left of S .R. 65 proposed centerline station 8+093,699; thence with said west boundary south 07 degrees, 37 minutes, 51 seconds West 6.821 feet to the point of beginning, containing 1749.543 square feet

BEING the same property conveyed to Charles J. Bradley by Substitute Trustee's Deed from Richard D. Taylor, Substitute Trustee, of record in Book 7941, page 328, Register's Office for Davidson County, Tennessee.

NOTE: **The above described is commercial investment property and is not now nor has it ever been the principal residence of the Grantor herein.**