THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 26134** File Box 9-B	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,498,750.00. Affiant Subscribed and sworn to before me, this 6 day of February, 2008. Notary Public My Commission Expires: NOV. 7, 2011

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner(s): Fifth Third Bank, N.A., a national banking association V.P. Corporate Facilities –Real Estate 38 Fountain Square Plaza, MD10ATA1 Cincinnati, OH 45263	Send Tax Bills to New Owner	Tax Information: 09114014800 and 09114014500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONALD G. BORGESON and wife, MARSHA D. BORGESON ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to FIFTH THIRD BANK, N.A., a national banking association ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 5621 Charlotte Pike, Nashville, Tennessee and 310 Oceola Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/08/08 14:18 5 pgs
Fees:28.00 Taxes:5545.38
20080208-0013298

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2008.

Donald G. Borgeson
DONALD G. BORGESON

Marsha D. Borgeson
MARSHA D. BORGESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald G. Borgeson and wife, Marsha D. Borgeson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2008.

Notary Public

My Commission Expires

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Exhibit "A"
Legal Description

Land in the Eighth Civil District of Davidson County, Tennessee, being a portion of Lot 9 of "CC Vernon's Farm" a plat of record in Book 161, page 164, and Lot 1 of "Resubdivision of Lots 10, 11 and of 12 as shown on The Plan of CC Vernon's Farm" a plat of record in Book 5800, page 313, of the Davidson County Register's Office, Nashville, Tennessee, and being more particularly described as follows:

Beginning at a mag nail found in the southeast right-of-way intersection of Oceola Avenue and Charlotte Pike, said point being the northwest corner of Karr (Instrument No. 20020514-0059378, Register's Office for Davidson County, Tennessee); thence, running with the south right-of-way of Charlotte Pike N 73 degrees 10 minutes 41 seconds 90.00 feet to a 1/2" rebar set, said point being the northeast corner of Karr and the true point of beginning; said point being the northwest corner of the property described herein; thence, continuing with said right-of-way North 73 degrees 10 minutes 45 seconds East 229.77 feet to a painted point at an intersection of a sidewalk and a concrete retaining wall, said point being the northwest corner of the McGowan Family Partnership (Instrument No. 19991216-0303874, RODC, TN) and the northeast corner of the property described herein; thence, leaving said right-of-way and running with McGowan and then McGowan (Book 9595, page 839, RODC, TN) South 17 degrees 02 minutes 36 seconds E 167.23 feet to a 1/2" rebar found in the north line of Shreibman Family Trust (Instrument No. 20051221-0153121, RODC, TN), said point being the southwest corner of McGowan; thence, leaving McGowan and running with Shreibman South 72 degrees 28 minutes 26 seconds W 49.02 feet to a 30" hackberry, said point being the northwest corner of Shreibman; thence, South 15 degrees 56 minutes 22 seconds E 97.49 feet to a 24" hackberry in the north right-of-way of a 16' alley, said point being the southwest corner of Shreibman and the southeast corner of the property described herein; thence, leaving Shreibman and running with the north right-of-way of said alley South 73 degrees 44 minutes 51 seconds W 289.23 feet to a PK nail found in the east right-of-way of Oceola Avenue, said point being the southwest corner of the property described herein; thence, running with the east right-of-way of Oceola Avenue North 03 degrees 36 minutes 12 seconds W 94.36 feet to a mag nail set, said point being the southwest corner of Karr (Instrument No. 20020514-0059378, RODC, TN); thence leaving said right-of-way and running with Karr North 73 degrees 13 minutes 24 seconds E 88.86 feet to a 1/2" rebar set, said point being the southeast corner of Karr; thence, North 17 degrees 12 minutes 00 seconds W 170.66 feet to the true point of beginning and containing 1.494 acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488, Clinton Surveying Services, LLC, 380 South Lowe Avenue, Suite 6, Cookeville, Tennessee, on January 26, 2007, revised February 4, 2008.

Being the same property conveyed to Marshall L. Daugherty and wife, Robbie W. Daugherty by deed dated September 6, 1945 from Mrs. C. S. (Josie) Stevens, widow of C. S. Stevens, D. E. Stevens & T. A. Stevens of record in Book 1339, page 254, Register's Office for Davidson County, Tennessee; by Installment Deed dated April 3, 1937 from James H. Denning, an unmarried man, of record in Book 1041, page 250, Register's Office for Davidson County, Tennessee; and by Installment Deed dated December 28, 1943 from Mrs. Neva Pearl Phillips and husband, Zellner Phillips, of record in Book 1415, page 60, Register's Office for Davidson County, Tennessee. Marshall Daugherty and Bobbie W. Daugherty conveyed their interest in said property to Marshall Daugherty by quitclaim deed of record in Book 5139, page 532, Register's Office for Davidson County, Tennessee. Marshall Daugherty has since died.

By Order of the Probate Court of Davidson County, Tennessee, recorded as Instrument No. 20070613-0070914, Register's Office for Davidson County, Tennessee, title to said property was vested in Robbie W.

Daugherty, and by Order of the Probate Court of Davidson County, Tennessee, recorded as Instrument No. 20070613-0070913, title to said property was vested in Marsha D. Borgeson and Donald G. Borgeson, Sr. (one and the same person as Donald G. Borgeson).

Also being the same property conveyed to Donald G. Borgeson and wife, Marsha Borgeson, by quitclaim deeds dated December 6, 1999 from Robbie W. Daugherty, of record in Instruments Nos. 199912070300438 and 199912070300439, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. Davidson County taxes for the year 2008, which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 5800, page 313, Register's Office for Davidson County, Tennessee.

3. Access and Utility Easement Agreement with Contel Cellular of Nashville, Inc. recorded in Book 9774, page 125, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease to Contel Cellular of Nashville, Inc. of record in Book 9743, page 629, assigned to and assumed by Crown Castle GT Company LLC, in Instrument No. 20010605-0058435, Register's Office for Davidson County, Tennessee.