6

THIS INSTRUMENT PREPARED BY:
Amy L. Wood, Esquire
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of May, 2008.

Notary Public
My Commission Expires: 11/22/2010

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Groves & Parris, LLC 7933 River Road Pike Nashville, TN 37209	Groves & Parris, LLC 7933 River Road Pike Nashville, TN 37209	Map/Parcel 91-10-55

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, David G. Patterson, Jr. and Bruce G. Davis ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Groves & Parris, LLC ("Grantee"), its successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described on the attached Exhibit "A".

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, its successors and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantors covenant with Grantee that Grantors will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/13/08 12:24 4 pgs
Fees:23.00 Taxes:2220.00
20080513-0049229

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 9th day of May, 2008.

GRANTORS:

DAVID G. PATTERSON, JR.

BRUCE G. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, David G. Patterson, Jr., 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2008.

Notary Public

My commission expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bruce G. Davis, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2008.

Notary Public

My commission expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON NOTARY PUBLIC 2 DAVIDSON COUNTY, TN

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK NO. 41, OF THE B.F. COCKRILL FARM SUBDIVISION, OF RECORD IN PLAN BOOK 161, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF LESLIE AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JIMMIE N. CARROLL AND WIFE, OF RECORD IN BOOK 3573, PAGE 615, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID AVENUE, NORTH 64 DEGREES 53 MINUTES WEST 319.8 FEET TO THE CENTER OF A 30-FOOT STREET; THENCE WITH SAME, NORTH 25 DEGREES 07 MINUTES EAST 367 FEET TO THE SOUTHERLY MARGIN OF THE PROPOSED RIGHT-OF-WAY OF BRILEY PARKWAY; THENCE WITH SAID RIGHT-OF-WAY AS FOLLOWS: SOUTH 35 DEGREES 35 MINUTES WEST 108.6 FEET, SOUTHEASTERLY 91.27 FEET, SOUTH 31 DEGREES 05 MINUTES EAST 91.85 FEET, AND SOUTHEASTERLY 76.84 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES WEST 182 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 1.56 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN INSTRUMENT NO. 20030917-0137160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN CORNER OF THE PROPERTY, SAID POINT LOCATED ON THE SOUTHEASTERN EXISTING RIGHT OF WAY OF SNYDER AVENUE, SAID POINT ALSO LOCATED ON THE SOUTHWESTERN EXISTING CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY, AND BEING 5.000 METERS (16.404 FEET), MORE OR LESS, LEFT OF RAMP C. SURVEY CENTERLINE STATION 110+385.00, MORE OR LESS; THENCE ALONG THE CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY AS FOLLOWS: SOUTH 36 DEGREES 45 MINUTES 35 SECONDS EAST, AND BEING 33.106 METERS (108.615 FEET), TO A POINT; SOUTH 41 DEGREES 56 MINUTES 08 SECONDS EAST, AND BEING 27.603 METERS (90.560 FEET), TO A POINT; SOUTH 33 DEGREES 36 MINUTES 53 SECONDS EAST, AND BEING 48.068 METERS (157.702 FEET), TO A POINT LOCATED ON THE EASTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY JIMMIE M. CARROLL, ETUX, OF RECORD IN BOOK 5640, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING 7.600 METERS (24.934 FEET), MORE OR LESS, LEFT OF RAMP C SURVEY CENTERLINE STATION 110+491.200, MORE OR LESS; THENCE SOUTH 25 DEGREES 14 MINUTES 56 SECONDS WEST ALONG THE COMMON LINE, AND BEING 40.525 METERS (132.956 FEET), TO A POINT ON THE EASTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY JIMMIE M. CARROLL, ETUX, SAID POINT LOCATED ALSO ON THE NORTHERN EXISTING RIGHT OF WAY OF LESLIE AVENUE, AND BEING 25.800 METERS (84.646 FEET), MORE OR LESS, RIGHT OF RAMP C SURVEY CENTERLINE STATION 110+528.600, MORE OR LESS; THENCE NORTH 64 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF LESLIE AVENUE, AND BEING 5.000 METERS (16.404 FEET) TO A POINT LOCATED ON THE WESTERN PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY, AND BEING 30.015 METERS (98.47 FEET), RIGHT OF RAMP C SURVEY CENTERLINE STATION 110+525.159; THENCE NORTH 64 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF LESLIE AVENUE AND THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY TO A POINT ON THE WESTERN PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY, AND BEING 5.400 METERS (17.717 FEET), MORE OR LESS, TO A POINT 34.130 METERS (111.975 FEET) RIGHT OF RAMP C

SURVEY CENTERLINE STATION 110+521.342; THENCE ALONG THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY AS FOLLOWS: NORTH 25 DEGREES 14 MINUTES 56 SECONDS EAST, AND BEING 30.934 METERS (101.489 FEET) TO A POINT 13.000 METERS (42.651 FEET) RIGHT OF RAMP C SURVEY CENTERLINE STATION 110+496.507; NORTHWESTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 217.00 METERS (711.941 FEET) AN ARC LENGTH OF 99.976 METERS (328.005 FEET) TO A POINT LOCATED ON THE SOUTHEASTERN EXISTING RIGHT OF WAY OF SNYDER AVENUE, AND BEING 13.000 METERS (42.651 FEET) RIGHT OF RAMP C SURVEY CENTERLINE STATION 110+390.542; THENCE NORTH 25 DEGREES 14 MINUTES 57 SECONDS EAST ALONG THE EXISTING RIGHT OF WAY OF SNYDER AVENUE, AND BEING 10.000 METERS (32.808 FEET) TO A POINT ON THE SOUTHEASTERN EXISTING RIGHT OF WAY OF MACKIE STREET, AND BEING 3.500 METERS (11.483 FEET), MORE OR LESS, RIGHT OF RAMP C SURVEY CENTERLINE STATION 110+387.500 MORE OR LESS; THENCE NORTH 25 DEGREES 14 MINUTES 57 SECONDS EAST ALONG THE EXISTING RIGHT OF WAY OF MACKIE STREET, AND BEING 8.750 METERS (28.707 FEET), MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.2102 HECTARES (0.520 ACRES), MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WALTER B. WILLIAMS AND WIFE, MARGIE L. WILLIAMS TO WILLIAM F. MILLER, JR., DAVID G. PATTERSON, JR., BRUCE G. DAVIS, AND ED CHILDERS, JR. AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 1972 IN BOOK 4639, PAGE 95; INSTALLMENT DEED FROM WILLIAM F. MILLER, JR. TO DAVID G. PATTERSON, JR. AS RECORDED ON THE 5TH DAY OF DECEMBER, 1978 IN BOOK 5371, PAGE 137 AND QUITCLAIM DEED FROM ED CHILDERS, JR. TO DAVID G. PATTERSON, JR. AS RECORDED ON THE 9TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020409-0043148, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.