Davidson County DEEDWARR
Recvd: 06/02/08 11:11 4 pg
Fees:23.00 Taxes:2590.00
20080602-0055704

This Instrument Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Oldham Properties, LLC 1035 Acorn Drive Nashville, TN 37210	Same	095 14 0 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **GENESIS ONE, LLC**, a Tennessee limited liability company, the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **THOMAS OLDHAM PROPERTIES, LLC**, a Tennessee limited liability company, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, page 120 in the Register's Office for Davidson County (R.O.D.C.T.), Tennessee, and being more particularly described according to an As Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, as follows:

BEGINNING at an iron pin on the southern Right of Way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot 33, Metropolitan Industrial Park, Section 26, found of record in Book 4350, page 121 (R.O.D.C.T.);

1.) Thence; North 81 degrees 48 minutes 00 seconds East, along said southern Right of Way, a distance of 100.00 feet to an iron pin;

2.) Thence; along a curve to the right, said curve forming the Rights of Way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western Right of Way of said Acorn Drive;

3.) Thence; South 08 degrees 12 minutes 00 seconds East, along the western Right of Way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

4.) Thence; leaving the Right of Way of Acorn Drive, and along the northern line of Lot 14, Metropolitan Industrial Park, Section Eleven, found of record in Book 4060, page 110 (R.O.D.C.T.) South 81 degrees 48 minutes 00 seconds West a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot 33;

5.) Thence; North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot 33, a distance of 198.70 feet to the point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

Being the same property conveyed to Genesis One, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 28, 2007, of record in Instrument Number 20071108-0132187, and by Warranty Deed of record in Instrument Number 20060502-0050257, as re-recorded in Instrument Number 20060816-0100665, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1035 Acorn Drive (a.k.a. 1945 Elm Tree Drive) Nashville, Davidson County, Tennessee, 37210.

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

(remainder of page intentionally left blank)

WITNESS our hands this 29 day of May, 2008, the corporate party having caused its name to be signed hereto by its duly authorized officer on the said day and date.

GENESIS ONE, LLC,
a Tennessee limited liability company

By: Sidney Taylor
Sidney Taylor, Jr.
Chief Manager

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Before me, MARGARET M. WALKER of the state and county aforesaid, personally appeared SIDNEY TAYLOR, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be CHIEF MANAGER (or other officer authorized to execute the instrument), of Genesis One, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as SIDNEY TAYLOR, JR.

MARGARET M. WALKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

Witness my hand and seal, at office in Rockford, TN this 29 day of May, 2008.

Margaret M. Walker
Notary Public

My Commission Expires:
11/2/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $700,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 30th day of May, 2008.

Notary Public
My Commission Expires: 8-23-11

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN