Davidson County DEEDWARR
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Fees:23.00 Taxes:726.08
20080605-0057797

GENERAL WARRANTY DEED

To: Iron Bowl General Partners

From: Hester A. Cope

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Iron Bowl General Partners Attn: Ronnie Wenzler/Jim Smith 5250 Virginia Way, Suite 100 Brentwood, TN 37027	Same	Map 82-06, Parcel 71

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF STEPHENS)

The actual consideration for this transfer is $196,237.11

Hester A. Cope
Affiant

Sworn to and subscribed before me, this 4th day of June, 2008.

Tammy Smith
Notary Public

TAMMY C. SMITH NOTARY PUBLIC STEPHENS COUNTY, GEORGIA

My Commission Expires: 4-5-2009

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hester A. Cope, unmarried** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Iron Bowl General Partners, a Tennessee general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 601 Cowan Street, Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4th day of June, 2008.

SELLER: Hester A. Cope
Hester A. Cope

STATE OF GEORGIA)
COUNTY OF Stephens)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hester A. Cope, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Toccoa, Georgia, this 4th day of June, 2008.

Tammy C. Smith
Notary Public

My Commission Expires: 2009

TAMMY C. SMITH NOTARY PUBLIC STEPHENS COUNTY, GEORGIA

EXHIBIT A

PROPERTY DESCRIPTION

Land lying and being in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin located in the eastern right of way margin of Cowan Street, being the northwest corner of the herein described property and also the southwest corner of the Penzoid Tract; thence leaving said right of way N 80° 18' 30" East, 120.40 feet to a concrete monument; thence S 6° 26' West 98.40 feet to a point; thence S 83° 02' 30" East 45.13 feet to a point; thence S 6° 12' 50" West 131.18 feet to a concrete monument; thence N 83° 37' West 60.34 feet to an iron pin in the eastern right of way margin of Cowan Street; thence with a curve to the left having a radius of 530.0 feet , an interior angle of 24° 04' 08" and a distance of 222.64 feet to the point of beginning.

Being the same property conveyed to L. T. Cope and wife, Hester Cope by Deed of Record in Book 6010, Page 209, Register's Office for Davidson County, Tennessee. L.T. Cope is deceased and Hester A. Cope, unmarried, is the sole owner of the property.

H. A. C.

EXHIBIT B

1. Taxes for the year 2008, a lien, which are not yet due and payable.