THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN, PATTERSON & AKINS** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 27800** **File Box 9B-GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,192,800.00. Don C Bird Affiant Subscribed and sworn to before me this 24 day of June, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner(s): Ronald McDonald House Charities of Nashville, Tennessee, Inc. 2144 Fairfax Avenue Nashville, TN 37212	Send Tax Bills to New Owner	Tax Information: Map: 104-11-0 Parcel: 179.00

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, D & W PARTNERS, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RONALD MCDONALD HOUSE CHARITIES OF NASHVILLE, TENNESSEE, INC., a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors 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: 07/01/08 15:20 4 pgs
Fees:23.00 Taxes:15513.36
20080701-0068002

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2008.

D & W PARTNERS, a Tennessee general partnership

By: _____
Ronald D. Dorris, Partner

By: _____
R. Hilton Wickham, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ronald D. Dorris and R. Hilton Wickham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the partners of D & W Partners, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 24th day of June, 2008.

_____
Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Exhibit "A"
Legal Description

A tract or parcel of land located in the 18th Councilmanic District of Nashville, Davidson County, Tennessee, and more particularly described according to a survey by Christopher L. Clay, TRLS No. 2614, dated August 17, 2007, last revised on August 30, 2007, as follows:

BEGINNING at an iron rod (new) at the intersection of the eastern margin of 24th Avenue South (58 foot right-of-way) and the southern margin of Fairfax Avenue (60 foot right-of-way), said iron rod (new) being northwest corner of the property herein described;

THENCE, leaving said eastern margin of 24th Avenue South and following said southern margin of Fairfax Avenue South 86 degrees 49 minutes 00 seconds East, 197.18 feet to an iron rod (new), said iron rod (new) being the northwest corner of the Alford Family, LLC property, as of record in Instrument Number 20061214-0154443, Register's Office of Davidson County, Tennessee and the northeast corner of the property herein described;

THENCE, leaving said southern margin of Fairfax Avenue and following the western boundary of said Alford Family, LLC South 01 degrees 31 minutes 24 seconds West, 270.95 feet to an iron rod (old) on the northern boundary of the Chateau, LLC property, as of record in Deed Book 10361, Page 15, Register's Office of Davidson County, Tennessee, said iron rod (old) being the southwest corner of said Alford Family, LLC property and the southeast corner of the property herein described;

THENCE, leaving said western boundary of the Alford Family, LLC and following said northern boundary of the Chateau, LLC property North 86 degrees 51 minutes 51 seconds West, 204.10 feet to an iron rod (old) on said eastern margin of 24th Avenue South, said iron rod (old) being the northwest corner of said Chateau, LLC property and the southwest corner of the property herein described;

THENCE, leaving said northern boundary of the Chateau, LLC property and following said eastern margin of 24th Avenue North 02 degrees 59 minutes 19 seconds East, 271.01 feet to the point of beginning, containing 54,359 square feet or 1.25 acres +/-.

Being the same property conveyed to D & W Partners, a Tennessee general partnership by warranty deed from Buchanan Family, LLC, a Tennessee limited liability company and Alford Family, LLC, a Tennessee limited liability company, recorded as Instrument No.: 20070831-0105261 and by quitclaim deed from Buchanan Family, LLC, a Tennessee limited liability company and Alford Family, LLC, a Tennessee limited liability company recorded as Instrument No.: 20070831-0105262, both in the Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. State and County taxes for the year 2008, a lien, but not yet due and payable.
Map 104-11-0, Parcel 179.00

2. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 20071228-0148504, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for private stormwater management facilities of record in Instrument No. 20071228-0148443, Register's Office for Davidson County, Tennessee.