File No. 80334

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/08 09:05 5 pg
Fees:28.00 Taxes:3862.80
20080807-0081304

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,044,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MDREA, Inc.	Same as new owner	097 13 0 034.00
(NAME)	(NAME)	096 16 0 211.00
509 Oleander Drive		
(ADDRESS)	(ADDRESS)	
Delray Beach FL 33483		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MDREA, Inc., a Florida corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as P/O Lot 1 and Lot 3, Larchwood Commercial Subd., Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 5th day of August, 2008.

Luckey Development

By: _____
Jere F. Luckey, Partner

By: _____
David J. Luckey, Partner

File No. 80334
STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jere F. Luckey and David J. Luckey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Luckey Development, a Tennessee general partnership, the within named bargainor, a partnership and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 5th day of August, 2008.

Commission expires: July 3, 2012

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. July

Notary Public

File No. 80334

EXHIBIT A

TRACT 1:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Percy Priest Drive, at a corner common with Lot 9 of Section 1-A, Larchwood, as of record in Plat Book 5060, Page 137, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 662,949.23; Easting: 1,782,389.60; on the State Plane Coordinate System NAD-83;

Thence with the southerly right-of-way line of Percy Priest Drove, South 77 deg 14 min 15 sec East, 94.97 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 319.68 feet, the central angle of which is 12 deg 48 min 31 sec, the radius of which is 1430.00 feet, the chord South 83 deg 54 min 45 sec East, 319.01 feet to existing iron rod, at a corner common with the property of Jaishree, LLC, as of record in Deed Book 10799, Page 540, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Percy Priest Drive, with the westerly property line of Jaishree, LLC, South 06 deg 08 min 18 sec East, 295.62 feet to an existing iron rod;

Thence with the southerly property line of Jaishree, LLC, North 89 deg 56 min 37 sec East. 264.79 feet to an existing iron rod, at a corner common with the property of Fox Hospitality, Inc., as of record in Instrument Number: 200601130-0147841, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Fox Hospitality, Inc., North 46 deg 46 min 51 sec East, 84.39 feet to an existing iron rod, at a corner common with the property of David B. Neal, as of record in Instrument Number: 20060522-0060101, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of David B. Neal, South 38 deg 56 min 03 sec East, 205.24 feet to an existing iron rod, in the northerly right-of-way line of Blackwood Drive;

Thence with the northerly right-of-way line of Blackwood Drive, South 50 deg 54 min 29 sec West, 379.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 197.72 feet, the central angle of which is 11 deg 19 min 43 sec, the radius of which is 1000.00 feet, the chord of which is South 45 deg 18 min 36 sec West, 197.40 feet to an existing iron rod;

Thence South 39 deg 37 min 27 sec West, 103.20 feet to an existing iron rod, at a corner common with Charles D. Lyddane, as of record in Instrument Number: 0020726-0090189,at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Blackwood Drive, with the easterly property line of Charles D. Lyddane, North 50 deg 24 min 37 sec West, 130.36 feet to an existing concrete monument;

Thence North 04 deg 56 min 52 sec East, 122.27 feet to a chiseled hole in stone;

Thence with the northerly property line of Charles D. Lyddane, North 81 deg 57 min 17 sec West, 454.11 feet to an existing concrete monument, in the northerly property line of John T. Garrison, Et Ux, as of record in Deed Book 7776, Page 745, at the Register's Office for Davidson County, Tennessee, at a corner common with Lot 1 of said Section 1-A, Larchwood, also being the property of Tomas & Patricia Tejeda, as of record in Deed Book 11583, Page 919, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 1, North 12 deg 37 min 38 sec East, 655.11 feet to the POINT OF BEGINNING. Containing 484,530 square feet or 11.123 acres more or less.

Described according to the ALTA/ACSM Land Title Survey of Tax Map 97-13, Parcel 34, Instrument No. 20030108-0003681, Percy Priest Drive, Nashville, Davidson County, Tennessee, dated August 4, 2008, prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204.

File No. 80334

Being part of the same property conveyed to Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey by deed from Nashville Land Fund, Ltd., L.P., a Tennessee limited partnership, dated December 31, 2002 and recorded on January 2, 2003 in Instrument No. 20030102-0000654 and re-recorded on January 8, 2003 in Instrument No. 20030108-0003681, Register's Office, Davidson County, Tennessee.

TRACT 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 3 of the Larchwood Commercial Subdivision, as of record in Plat Book 6900, Page 875, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the northerly right-of-way line of Percy Priest Drive, 60 feet in width, at a corner common with Lot 10B, of Section 1-B, Larchwood, as of record in Plat Book 6250, Page 852, at the Register's Office for Davidson County, Tennessee, also being the same property conveyed to Horace Hall, as of record in Instrument Number: 20000203-0011345, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 663,007.83; Easting: 1,782,402.18; on the State Plane Coordinate System;

Thence leaving the northerly right-of-way line of Percy Priest Drive, with the easterly property line of said Lot 10B, North 12 deg 08 min 22 sec East, 232.91 feet to an existing iron rod, in the southerly right-of-way line of Interstate 40;

Thence with the southerly right-of-way line of Interstate 40, North 88 deg 12 min 57 sec East, 50.56 feet to an existing iron rod, at a corner common with Crown Castle South, LLC, as of record in Instrument Number: 20070222-0021967, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Interstate 40, with the westerly property line of Crown Castle South, LLC, South 03 deg 46 min 51 sec West, 53.93 feet to an existing iron rod;

Thence South 11 deg 06 min 00 sec East, 209.27 feet to an iron rod set, in the northerly right-of-way line of Percy Priest Drive;

Thence with the northerly right-of-way line of Percy Priest Drive, with a curve to the right, along an arc length of 43.84 feet, the central angle of which is 01 deg 50 min 01 sec, the radius of which is 1370.00 feet, the chord of which is North 78 deg 26 min 14 sec West, 43.84 feet to an existing iron rod;

Thence North 77 deg 14 min 59 sec West, 95.66 feet to the POINT OF BEGINNING. Containing 21,422 square feet or 0.492 acres more or less.

Described according to the ALTA/ACSM Land Title Survey of Lot 3 of Larchwood Commercial Subdivision, Plat Book 6900, Page 875, Tax Map 96-16, Parcel 211, Instrument No. 20030108-0003681, 3404 Percy Priest Drive, Nashville, Davidson County, Tennessee, dated August 4, 2008, prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204.

Being part of the same property conveyed to Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey by deed from Nashville Land Fund, Ltd., L.P., a Tennessee limited partnership, dated December 31, 2002 and recorded on January 2, 2003 in Instrument No. 20030102-0000654 and re-recorded on January 8, 2003 in Instrument No. 20030108-0003681, Register's Office, Davidson County, Tennessee.

File No. 80334

EXHIBIT "B"

Real estate taxes for 2008, a lien, now due and payable but not yet delinquent, which shall be paid by Grantor.

Matters shown on the Plan of record in Book 6900, page 875, as amended in Book 8250, pages 27, 226, 363, 604, 838 and 852, said Register's Office.

Easement of record in Book 10151, page 289, said Register's Office, and as shown on the Final Plat of Sec. 9, Lot 1, Larchwood Commercial Subdivision of record in Book 8250, page 604, said Register's Office.

Lack of direct access to and from controlled access highway.

Easement for sanitary sewer of record in Book 4889, page 179, said Register's Office.

Public utility easements as shown on the Final Plat, Section 10, Lot 1, Larchwood Commercial Subdivision, of record in Book 8250, page 838, as amended by Final Plat, First Revision, Section 10, Lot 1 and 2, Larchwood Commercial Subdivision, of record in Book 8250, page 852, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4868, page 616, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6434, page 906, said Register's Office.

Permanent Right-of-Way of record in Book 6415, page 171, said Register's Office.

Matters shown on the ALTA/ACSM Land Title Survey, Nashville Land Fund, Ltd. Property, Larchwood Subdivision- Percy Priest Drive, dated December 16, 2002, last revised December 31, 2002, prepared by Jackie L. Dillehay, Tennessee No. 1417, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Wk. Order 2095, and Surveyor's Report, dated December 31, 2002.

Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 97-13, Parcel 34, Instrument No. 20030108-0003681, Percy Priest Drive, Nashville, Davidson County, Tennessee, dated August 4, 2008, prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204.

Matters shown on the ALTA/ACSM Land Title Survey of Lot 3 of Larchwood Commercial Subdivision, Plat Book 6900, Page 875, Tax Map 96-16, Parcel 211, Instrument No. 20030108-0003681, 3404 Percy Priest Drive, Nashville, Davidson County, Tennessee, dated August 4, 2008, prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204.