THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21356-5
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
R&M Properties 3030 Sidco Drive Nashville, TN 37204	New Owner	Map 118-16 Parcels 074 and 075

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MCNALLY PARTNERSHP, a Tennessee general partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R&M PROPERTIES, a Tennessee general partnership composed of Benton G. McKnight and Michael A. Russell, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

BEING the same property conveyed to McNally Partnership, a Tennessee general partnership comprised of James G. Barrett, Jr., Jay P. Sellick, Thomas W. Sellers, and Bennett Enterprises, a Tennessee limited partnership, by Deed from Bill F. Cook, L.C. Anderson, and James M. McCarthy, of record in Book 8925, Page 833, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2969 Armory Drive, Nashville, Tennessee 37204.

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, their successors and assigns, forever; and Grantor covenants 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 except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/25/08 13:15 4 pg:
Fees:23.00 Taxes:6937.50
20080825-0087212

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of August 2008.

MCNALLY PARTNERSHIP
a Tennessee general partnership

By: James G. Barrett, Jr.
James G. Barrett, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James G. Barrett, 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 General Partner of McNally Partnership, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said general partnership

WITNESS my hand and official seal at Franklin, Tennessee, this 22 day of August 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,875,000.00

Affiant

Subscribed and sworn to before me this
22 day of August 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED ON THE SOUTHERLY SIDE OF NORRIS AVENUE AND ON THE WESTERLY SIDE OF ARMORY DRIVE IN THE 16TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY TENNESSEE, AND ALSO BEING KNOWN AS LOTS 55 AND 56 OF THE PLAN OF SIDCO, SECTION THREE OF RECORD IN PLAT BOOK 2663, PAGE 41 R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHERLY RIGHT OF WAY MARGIN OF NORRIS AVENUE (60' R.O.W.) NORTH 87°20'00" WEST 210.19' FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY MARGIN OF ARMORY DRIVE (45' R.O.W.) SAID IRON PIN MARKS THE COMMON CORNER OF LOTS 54 AND 55 OF THE AFORMENTIONED PLAN OF SIDCO AND THE NORTHEASTERLY CORNER OF THE ROBERT P. MAYNARD PROPERTY OF RECORD IN DEED BOOK 10770, PAGE 219 R.O.D.C., TN.;

THENCE, FOLLOWING THE SOUTHERLY RIGHT OF WAY MARGIN OF NORRIS AVENUE SOUTH 87°20'00" EAST, 159.93' TO AN IRON PIN;

THENCE, FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 49.97', A CENTRAL ANGLE OF 90°20'02", AN ARC DISTANCE OF 78.78' AND A CHORD OF SOUTH 42°09'59" EAST, 70.87' TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT OF WAY MARGIN OF ARMORY DRIVE;

THENCE, FOLLOWING THE WESTERLY RIGHT 0F WAY MARGIN OF ARMORY DRIVE SOUTH 03°00'02" WEST, 566.75' TO AN IRON PIN MARKING THE NORTHEASTERLY CORNER OF THE CORDIA W. HARRINGTON PROPERTY OF RECORD IN INST. NO. 200203140032662 R.O.D.C., TN.;

THENCE, LEAVING ARMORY DRIVE AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID HARRINGTON PROPERTY A CURVE TO THE LEFT HAVING A RADIUS OF 577.43', A CENTRAL ANGLE OF 27°50'55", AN ARC DISTANCE OF 280.68' AND A CHORD OF NORTH 46°11'58" WEST, 277.93 FEET TO AN IRON PIN MARKING THE SOUTHEASTERLY PROPERTY CORNER OF THE ROBERT P. MAYNARD PROPERTY OF RECORD IN DEED BOOK 10770, PAGE 219 R.O.D.C., TN.;

THENCE, FOLLOWING THE EASTERLY BOUNDARY OF SAID MAYNARD PROPERTY NORTH 03°01'39" EAST, 434.18' TO THE POINT OF BEGINNING.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable.

(a) Matters shown on the Plan of record in Book 2663, Page 41, and amended in Book 7317, Page 642 (as to Lot 56), Register's Office for Davidson County, Tennessee.

(b) Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4124, Page 260, said Register's Office. (Lot 55)

(c) Rights reserved in Quitclaim Deed of record in Book 2152, Page 347, said Register's Office.

(d) Easements for use of sewage facilities as set forth in deed of record in Book 2707, Page 619, said Register's Office, which easement and right-of-way were subsequently conveyed to the City of Nashville, Public Works Department in Book 3434, Page 174, said Register's Office.

(e) Easement(s) for water main to City of Nashville, as set forth in instrument of record in Book 2703, Page 402, and Book 2244, Page 611, said Register's Office.

(f) Railroad easements for right-of-way purposes in Book 2293, Page 573, Book 2499, Page 79, and Book 2499, Page 86, said Register's Office.

(b) Matters shown on the survey by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. # 1728, dated July 7, 2008 and last revised July 30, 2008, as File Number 08094.