THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28024-08-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **File Box 9B - FTEC #28024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. x _____ Affiant Subscribed and sworn to before me this 10th day of September, 2008. _____ Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: E. Ray Morris Venture Park, Bldg 3 5660 Peachtree Industrial Blvd Norcross, GA 30071	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130020A011.00CO

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, **Grace T. Murphy and husband, Joseph G. Murphy**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. Ray Morris, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Joseph G. Murphy and Joseph G. Murphy, Sr. are one and the same person

This is improved property located at 615 Belle Meade Blvd., #108, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2008.

Grace T. Murphy by Grace Lee Murphy as Attorney-In-Fact

Joseph G. Murphy by Grace Lee Murphy as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Grace Lee Murphy, 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 on behalf of Grace T. Murphy and Joseph G. Murphy as their Attorney-In-Fact, as the free act and deed of the within named Grace T. Murphy and Joseph G. Murphy.

Witness my hand, at office, this 10th day of September, 2008.

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/15/08 13:09 2 pgs
Fees:13.00 Taxes:2497.50

20080915-0094117

_____
Notary Public

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

My Commission expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-3 on the Plan of Glencourt Condominiums, of record in Plat Book 6250, page 162, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825 and re-recorded in Book 6402, page 279, said Register's Office.

Being the same property conveyed to Grace T. Murphy, Married by Warranty Deed dated March 22, 2004 from Charles W. Manning and wife, Sharon F. Manning of record in Instrument No. 20040324-0033558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Glencourt Homeowner's Association of record in Book 6420, page 75, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Glencourt Condominiums, of record in Book 6396, page 825, re-recorded in Book 6402, page 279, and amended in Instrument No. 20041013-0123308, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 162, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 5799, page 510, Register's Office for Davidson County, Tennessee.