THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Community Resource Center
218 Omohundro Place
Nashville, TN 37210

Send Tax Bills To:
SAME

Map & Parcel No.:
094-10-0-050.00

Davidson County DEEDWARR
Recvd: 09/19/08 10:28 3 pgs
Fees:18.00 Taxes:1665.00
20080919-0095636

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ABEC Properties, LLC** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Community Resource Center** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot 23-A on the Resubdivision of Lot 23, Visco Industrial Subdivision, Section 3 of record in Plat Book 4470, Page 123 at the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of Visco Drive, 60 feet in width, at a corner common with Lot 28 on the Resubdivision of Visco Industrial Subdivision, Section 4, Lot 28 & Section 8, Lot 37 of record in Plat Book 5060, Page 186;

Thence leaving the southerly right-of-way line of Visco Drive with the westerly line of said Lot 28, South 25 deg 46 min 00 sec East, 108.62 feet to an existing iron rod at a corner common with Lot 23-B on the said Resubdivision of Lot 23;

Thence with the northerly line of Lot 23-B, South 70 deg 09 min 00 sec West, 181.45 feet to an existing iron rod on the easterly right-of-way line of Omohundro Place, 60 feet in width;

Thence with the easterly right-of-way line of Omohundro Place, North 19 deg 51 min 00 sec West, 49.57 feet to an existing iron rod at the beginning of a radius return to Visco Drive;

Thence with a curve to the right having a radius of 50 feet, a curve length of 76.64 feet and a chord bearing and distance of North 24 deg 03 min 40 sec East, 69.35 feet to an iron rod set on the southerly right-of-way line of Visco Drive;

Thence with the southerly right-of-way line of Visco Drive with a curve to the left having a radius of 1939.86 feet, a curve length of 122.47 feet and a chord bearing and distance of North 66 deg 09 min 50 sec East, 122.45 feet to the point of beginning; containing 17,457 square feet or 0.401 acres more or less.

Being the same property conveyed to ABEC Properties, LLC, by deed from Joel B. White and wife, Reba Y. White, on June 8, 1999, of record in Book 11521, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 218 Omohundro Place, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2008** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 15th day of September, 2008.

GRANTOR:

ABEC Properties, LLC

BY: Mike Pogreba

Mike Pogreba, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of September, 2008, before me, appeared Mike Pogreba, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of ABEC Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Mike Pogreba, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is **$450,000.00**.

AFFIANT

Subscribed and sworn to before me, this 15th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)