Davidson County DEEDWARR
Recvd: 11/03/08 13:00 4 pgs
Fees:23.00 Taxes:1850.00
20081103-0109204

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:
STS Property Group, LLC
206 Thompson Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 119-5
Parcel 10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES W. CAMERON III, Trustee for the 2400 Nolensville Road Trust,** with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary,("Grantor"), has bargained and sold and by these presents does transfer and convey unto **STS PROPERTY GROUP, LLC**, Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenants that Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 30th day of October, 2008.

2400 NOLENSVILLE ROAD TRUST

By: James W. Cameron III Trustee
James W. Cameron III, Trustee

7101-08005-4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane Caplenor, a Notary Public of the state and county aforesaid, personally appeared James W. Cameron III, Trustee of the 2400 Nolensville Road Trust with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of October, 2008.

Jane Caplenor
Notary Public

My Commission Expires: 11-14-09

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 30th day of October, 2008.

Jane Caplenor
Notary Public

My Commission Expires: 11-14-09

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Nolensville Pike and Peachtree Street being all of Lot 2 and a part of Lot 1 as shown on the Plan of W. C. Hall Subdivision of Part of Lot No. 31 of Cumberland Nurseries of record in Plat Book 547, Page 121, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Peachtree Street at the common corner of Lots 2 and 3 of said W.C. Hall Subdivision:

Thence, leaving said margin with the west line of Lot No. 3 belonging to Jean Alexander of record in Deed book 8086, Page 798, Register's Office for Davidson County, Tennessee, S 02 degrees 12' 43" W, 145.30 feet to a point in the north line of Young Brothers Construction Co. of record in Deed Book 10155, Page 18, Register's Office for Davidson County, Tennessee;

Thence, with said Young Brothers, N 87 degrees 00' 00"W, 91.87 feet to an iron pin in the easterly margin of Nolensville Pike;

Thence, with said margin, N 24 degrees 00' 00" W, 144.58 feet to a point;

Thence, with a curve concave to the east having a central angle of 116 degrees 14' 27", a radius of 10.00 feet and a chord of N 34 degrees 07' 26" E, 16.98 feet for an arc length of 20.29 feet to a point in the south margin of Peachtree Street;

Thence, with said margin, S 87 degrees 45' 08" E, 146.74 feet to the point of beginning, containing 18,345 square feet or 0.42 acres, more or less.

Being the same property conveyed to James W. Cameron III, Trustee for the 2400 Nolensville Road Trust, with the power to sell, convey, mortgage or encumber without the joinder of any beneficiary by Warranty Deed dated February 23, 2000 from Gary R. Hernadez, of record in Instrument No. 20002290019650, Register's Office for Davidson County, Tennessee.

This is improved property known as 2400 Nolensville Road, Nashville, Tennessee 37211.

EXHIBIT B

Permitted Encumbrances

1. Rights of claims and parties in possession not shown by the public records.

2. Taxes or special assessments which are not shown by the public records.

3. Taxes for the year of 2008 a lien, not yet due and payable.

4. Easement for cutting and filling slopes along Nolensville Road as set forth in Decree of record in Minute Book 73, page 325 of the 2nd Circuit Court wherein Nolensville Pike was originally widened, said easement being for the use and benefit of Davidson County.

5. All matters shown on Survey dated February 15, 2000 , prepared by Crawford Land Surveyors, P.C.