Davidson County DEEDWARR
Recvd: 12/29/08 13:55 3 pgs
Fees:18.00 Taxes:1894.40
20081229-0122938

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Enfield Properties LLC 7340 Cockrill Bend Blvd. Nashville, Tennessee 37209	Same	Parcel 079 10 0A 003.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **JCH Development Company, Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Enfield Properties LLC**, a Tennessee limited liability company (the "Grantee"), it successors and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, located in Davidson County, Tennessee and described as follows:

> Unit Number 3, as shown on the plat of Cockrill Bend Warehouse, a condominium, which is an exhibit to The Master Deed of record in Instrument Number 20000927-0095766, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing Cockrill Bend Warehouse of record in Instrument Number 20081211-0119530, Register's Office for Davidson County, Tennessee, along with a 14.22% undivided interest in the common elements of the condominium, as shown on said plat.
>
> Being a portion of the same property conveyed to JCH Development Company, Inc. by quitclaim deed from Orion Realty, LLC, a Tennessee limited liability company, of record in Book 11699, Page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Applicable building and zoning laws.

(2) Taxes for the year 2008, a lien due and payable.

(3) Easements and encumbrances of record.

(4) A drainage easement on Cockrill Bend Boulevard, of record in Book 6250, Page 846, Register's Office for Davidson County, Tennessee.

(5) All matters shown on the Plan of Record in Book 6200, Page 683, Register's Office for Davidson County, Tennessee.

(6) Restrictive Covenants contained in instruments of record in Book 6266, Page 279, Book 6798, Page 309, Book 6823, Page 645, and Book 8969, Page 111, Register's Office for Davidson County, Tennessee.

(7) Right-of-way dedications and easements shown in plans of record in Book 6200, Page 768 and Book 6250, Page 846, Register's Office for Davidson County, Tennessee.

(8) Master Deed and Bylaws creating the Cockrill Bend Warehouse, a Condominium, of record in Instrument Number 20000927-0095766, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing Cockrill Bend Warehouse of record in Instrument Number 20081211-0119530, Register's Office for Davidson County, Tennessee.

(9) Deed of Trust executed by JCH Development Company, Inc., a Tennessee corporation, dated November 19, 2001, to John T. Flaugher, Trustee, for the benefit of Franklin National Bank, securing a debt in the original principal amount of One Million Three Hundred Thirty-One Thousand Two Hundred Fifty and 00/100 Dollars ($1,331,250.00) and recorded in Instrument Number 20011119-0126338, Register's Office for Davidson County, Tennessee.

This is improved property, located at 7340 Cockrill Bend Boulevard, Nashville, Tennessee 37209.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signature on the Following Page]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 23 day of December, 2008.

JCH Development Company, Inc.

By: _____
John C. Hayes, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, John C. Hayes, 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 the President (or other officer authorized to execute the instrument) of **JCH Development Company, Inc.**, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness by hand and seal this 23 day of Dec., 2008.

_____
Notary Public

JILL BOONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

My Commission Expires: 7-5-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $512,000.00

_____
Affiant

Sworn to and subscribed before me this 23rd day of Dec., 2008.

_____
Notary Public

JILL BOONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

My Commission Expires: 7-5-2011