(1)

BILL GARRETT, Davidson County
Trans:T20090021751 DEEDWARR
Recvd: 04/02/09 09:14 3 pgs
Fees:18.00 Taxes:3330.00
20090402-0029628

FROM: First Steps, Inc.

TO: Mitchell D. Whitson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mitchell D. Whitson 2148 Smith Springs Road Nashville, TN 37217-3404	Mitchell D. Whitston 2148 Smith Springs Road Nashville, TN 37217-3404	Map 119-14 Parcels 200 and 354

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Beth J. Blankenship, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Monica Futrell
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2009.

Linda J. Boggess
Notary Public

My Comm. Expires: 5-22-10

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, First Steps, Inc., successor by merger to Outlook Nashville, Inc., a Tennessee non-profit corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Mitchell D. Whitson, an individual, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in Davidson County, Tennessee, fronting on portions of Tuggle Avenue and Morton Avenue, bounded on the north by Tuggle Trail Subdivision and C. Vance Hickerson's addition to Tuggle Heights, on the east by Kingswood Kastle Subdivision and on the west by Tuggle Heights Subdivision, more particularly described as follows:

Beginning at a concrete monument, the southeast corner of C. Vance Hickerson's addition to Tuggle Heights, as of record in Plat Book 1835, page 105;

Thence, with the westerly boundary of Kingswood Kastle, second revision, as of record in Plat Book 4955, page 25, S 02° 23' 56" W, 624.21 feet to an iron pin;

Thence, S 73° 03' 33" W, 17.80 feet to an iron pin;
Thence, S 62° 30' 33" W, 56.80 feet to an iron pin;
Thence, S 54° 05' 33" W, 42.12 feet to an iron pin;
Thence, N 87° 46' 27" W, 165.01 feet to an iron pin on the northerly margin of Morton Avenue;

Thence, with a portion of the easterly terminus of Morton Avenue (10 feet) and a portion of the easterly boundary of Tuggle Heights Subdivision, as of record in Plat Book 1130, page 90, the following: N 02° 30' 25" E, 332.58 feet to an iron pin, N 05° 53' 03" W, 352.88 feet to an iron pin;

Thence, with the southerly boundary of Lot 1, Tuggle Trail Subdivision, as of record in Plat Book 4350, page 51, S 88° 39' 50" E, 52.60 feet to an iron pin;

Thence, N 02° 41' 09" E, 2.50 feet to a concrete monument;

Thence, with the southerly boundary of C. Vance Hickerson's addition to Tuggle Heights which includes the southerly terminus of Tuggle Avenue (50 feet), S 87° 33' 08" E, 261.71 feet to the point of beginning.

Being the same property conveyed to Outlook Nashville, Inc., by deed from Wallace M. Wauford and wife, Nancy C. Wauford, of record in Book 7678, page 124, Register's Office for Davidson County, Tennessee. By Articles of Merger filed with the Tennessee Secretary of State and recorded as Instrument No. 20070629-0078065, said Register's Office, Outlook Nashville, Inc. merged with First Steps, Inc. and is now known as First Steps, Inc.

This is improved property located at 3004-3010 Tuggle Avenue, Nashville, Davidson County, Tennessee 37211.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2009 Metropolitan Government Taxes.

2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4269, page 212, said Register's Office.

3. Deed of Conveyance of record in Book 8377, page 892, said Register's Office.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 31st day of March, 2009.

FIRST STEPS, INC., a Tennessee non-profit corporation

By: Heather Higgins
Name: HEATHER HIGGINS
Title: EXECUTIVE DIRECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Heather Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executive Director of First Steps, Inc., a Tennessee non-profit corporation, the within named bargainor, and that she as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~limited partnership~~ Corporation by herself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 2009.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 5-22-10

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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