BILL GARRETT, Davidson County
Trans:T20090025281 DEEDWARR
Recvd: 04/16/09 15:06 4 pgs
Fees:23.00 Taxes:3441.00
20090416-0034746

This Instrument prepared by:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
McInerney & Associates, Incorporated
2515 Winford Avenue
Nashville, TN 37215

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 118-08
Parcel 197

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE 2515 WINFORD, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **McINERNEY & ASSOCIATES, INCORPORATED**, a Delaware corporation (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Grantor has caused this Special Warranty Deed to be executed as of the 16th day of April, 2009.

**THE 2515 WINFORD, LLC**

By: John Masters

Its: PRESIDENT

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Colin Maxson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of THE 2515 WINFORD, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand, at office, this 16th day of April, 2009.

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 7-3-12

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $930,000.00.

Affiant

Subscribed and sworn to before me
this 16th day of April, 2009.

Notary Public
My Commission Expires: 7-3-12

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

# EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 87 and 88, on the Grandview Heights Addition, a plan of which is of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to The 2515 Winford, L.L.C., a Tennessee limited liability company, by Quitclaim Deed from Colin K. Masters and wife, Dorothy T. Masters, of record as Instrument No. 20030321-0037504, dated March 21, 2003, said Register's Office.

## EXHIBIT B

1. Real estate taxes for 2009, a lien but not yet due and payable, which have been prorated between the parties.

2. Matters shown on the Plan of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.