THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN, PATTERSON & AKINS** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 28566** **File Box 9B-GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $477,500.00 Affiant Subscribed and sworn to before me, this 30 day of April, 2009. Notary Public My Commission Expires:

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner(s): The Grassmere Group, LLC 3734 Nolensville Pike Nashville, TN 37211	Send Tax Bills to The Grassmere Group, LLC P.O. Box 158103 Nashville, TN 37215	Tax Information: Map: 133-10-0 Parcel: 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NORBERT N. BORTH and wife, BETTY BORTH ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to THE GRASSMERE GROUP, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3734 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2009.

NORBERT N. BORTH

BETTY BORTH

BILL GARRETT, Davidson County
Trans:T20090029376 DEEDWARR
Recvd: 05/04/09 15:16 4 pgs
Fees:23.00 Taxes:1766.75
20090504-0040652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NORBERT N. BORTH and wife, BETTY BORTH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2009.

Notary Public

My Commission Expires: _____

GEORGE E. MUDER, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of J. Redd & Associates' Property, as shown on plat of record in Plat Book 5060, page 126, Register's Office for Davidson County, Tennessee, and more particularly described according to the survey by David P. Brackman, T.R.L.S. #1684, dated April 13, 2009, last revised April 27, 2009, as follows:

Beginning at a point on the right-of-way of Nolensville Road; said point being the southwest corner of Parcel 38, Tax Map 133-10; said point also being the northwest corner of herein described property:

Thence South 87 degrees 34 minutes 20 seconds East 150.23 feet;
Thence South 45 degrees 01 minutes 40 seconds East 150.87 feet;
Thence South 85 degrees 57 minutes 08 seconds West, 200.25 feet;
Thence North 24 degrees 10 minutes 44 seconds West, 139.35 feet to the point of beginning containing 20,762.50 square feet or 0.48 acres.

Being the same property conveyed to Norbert N. Borth and wife, Betty Borth by deed dated October 1, 2001 from B & N Realty Partners, a Tennessee general partnership, successor by merger to B & B Realty, LLC of Tennessee, of record in Instrument No. 20011010-0110494, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. State and County taxes for the year 2009, which have been prorated and assumed by Grantee. Map and Parcel No. 11310004300.

2. All matters appearing on the Plan of record as Book 5060, page 126, Register's Office for Davidson County, Tennessee.

3. 15-foot easement for water and sewer reserved in a deed of record in Book 5174, page 356, Register's Office for Davidson County, Tennessee, and as shown on the plat of record in Book 5060, page 126, Register's Office for Davidson County, Tennessee.