BOX 50-B

~~PREPARED BY:~~ ~~RETURN TO:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County File No. 21735-6
Trans:T20090035440 DEEDWARR
Recvd: 05/29/09 12:17 3 pgs
Fees:18.00 Taxes:2312.50
20090529-0049473

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Phillip A. Breeden 2612 Westwood Drive Nashville, TN 37204	New Owner	Map 118-02 Parcel 221

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ALCOHOL AND DRUG COUNCIL OF MIDDLE TENNESSEE, INC., a Tennessee not-for-profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP A. BREEDEN, hereinafter the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 65, 66, and 67 on the Map of George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee to which said reference is hereby made for a more accurate description.

Said lots adjoin and front together 150 feet on the east side of 7th Avenue South, extended, and run back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to Alcohol and Drug Council of Middle Tennessee, Inc., a Tennessee not-for-profit corporation, by Deed from Patricia A. McDade, Executrix of the Estate of Bernard M. Hall, of record in Book 9410, Page 487, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2612 Westwood Drive, Nashville, Tennessee 37204.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of May 2009.

ALCOHOL AND DRUG COUNCIL OF MIDDLE TENNESSEE, INC.
a Tennessee not-for-profit corporation

By: Thomas Trantum, President
Thomas Trantum, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Trantum, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Alcohol and Drug Council of Middle Tennessee, Inc., a Tennessee not-for-profit corporation, the within named bargainor, 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 corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of May 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
Notary Public
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00

Affiant

Subscribed and sworn to before me this 21 day of May 2009.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 1-20-12

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been assumed by the Grantee.

(b) Matters shown on the plan of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

(c) Joint Driveway Agreement of record in Book 7282, Page 35, said Register's Office.

(d) Matters shown on the Survey of Lots 65, 66, and 67 George T. Waddey's Subdivision of Westwood by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. #1512 dated April 20, 2009, as Job No. 09056BB.