Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090073359 DEEDWARR
Recvd: 10/28/09 14:42 2 pgs
Fees:13.00 Taxes:4181.00
20091028-0099605

39-B
File #09-1246

# 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 consideration, the receipt of which is hereby acknowledged, the undersigned **Ross D. Edwards,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **JUSNUTHER LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract if land in Davidson County, Tennessee, more particularly described as follows:

Tract 8B-1 on the First Revision to MetroCenter Tract 8B-1 recorded October 3, 1978, Book 5190, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description, together with such portion of the following described property which extends beyond the boundaries of said Tract 8B-1:

A tract of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the north and east by Tract 8B; MetroCenter, on the south by Tract 8A, MetroCenter, as recorded in Plat Book 4715, Page 93, Register's Office for Davidson County, Tennessee, and on the west by Athens Way, all as shown on the Resubdivision of Part of Block "G" Section 1 - Book 4675, Page 48, MetroCenter Tract 8B-1, of record in Book 5190, Page 141, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northeast margin of Athens Way, 289.5, more or less, from the centerline of French Landing Drive and being the north corner of Tract 8A, MetroCenter; thence, N 23 deg 44' 10" E, 160.00 feet to a point; thence, S. 66 deg 15' 50" E, 159.14 feet to a point; thence, S 23 deg 44' 10" W, 108.00 feet to a point; thence N 66 deg. 15' 50" W, 28.93 feet to a point; thence, S 23 deg. 44' 10" W, 52 feet to a point on the north property line of Tract 8A, MetroCenter; thence along said property line, N 66 deg 15' 50" W, 130.21 feet to the point of beginning. Containing 23,958 square feet or 0.55 acres, more or less.

Being the same property conveyed to Ross D. Edwards by deed from Thomas Williams dated October 2, 2007 of record as Instrument No. 20071004-0118474 and by Quitclaim deed of record as Instrument No. 20071004-0118473, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 151 Athens Way, Nashville TN, 37228.**

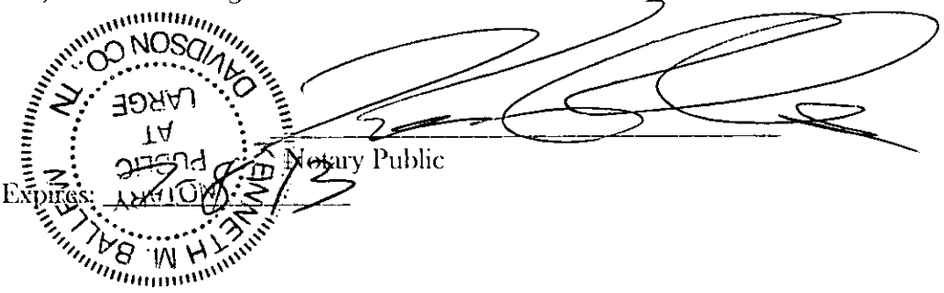
**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 THE EXECUTION HEREOF** this 15th day of October, 2009.

Ross D. Edwards

State of Tennessee )
County of Davidson )

On this 15th day of October, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ross D. Edwards , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.




Notary Public

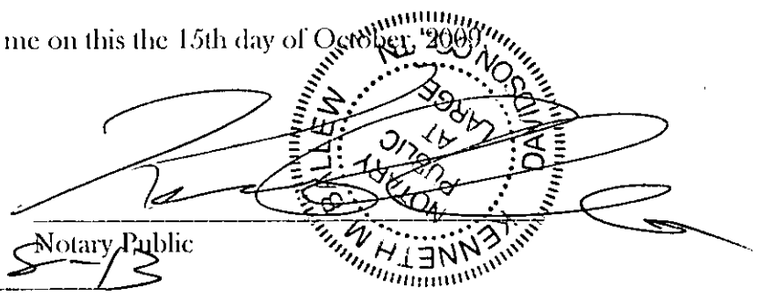
My Commission Expires: _____

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,130,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of October, 2009.




Notary Public

My Commission Expires: 7-5-13

NEW OWNER:
JUSNUTHER, LLC 160
232 East 11th St., Ste. 160
Chattanooga, TN 37402

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
070-12-004