WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,200,000.00.

Gaia N. Jones
Affiant

Subscribed and sworn to me on November 24, 2009.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20090080152 DEEDWARR
Recvd: 11/25/09 11:05 5 pgs
Fees:27.00 Taxes:0.00
20091125-0108464

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
General Counsel
Community Title Co., LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County, TN 222 Third Avenue North Nashville, Tennessee 37201	Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee-EXEMPT	09114010800

FOR AND IN CONSIDERATION of Ten ($10.00) 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, **Leonard M. Miller, Trustee of The 1989 Frensley Family Irrevocable Trust**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Metropolitan Government of Nashville and Davidson County,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

The conveyance of the above-described parcel of land is subject to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

This property is also known as improved property located at 5500 Charlotte Ave., Nashville, TN.

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 does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on November 24, 2009.

The 1989 Frensley Family Irrevocable Trust

By: _____, Trustee
Leonard M. Miller

Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Leonard M. Miller**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of **The 1989 Frensley Family Irrevocable Trust**, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for **The 1989 Frensley Family Irrevocable Trust** by himself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of November, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, being the same property conveyed from John D. Lentz, Trustee to Leonard M Miller, Trustee by Quitclaim Deed dated June 16, 1997, of record in Book 16517, page 729, Register's Office for Davidson County, Tennessee, and further being Parcels Nos. 1 and 2 on the Plan of Ford Leasing Development Co. Subdivision, of record in Book 3842, page 119, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument on the north margin of U.S. Highway 70N (Charlotte Pike) the southeast corner of Margaret E. Collins property; thence N. 20 degrees 15' West 425.52 feet to a monument at the corner of the Joe Barnes and Guy McFarland property; thence S 68 degrees 47' West 121.95 feet to a monument; thence N. 16 degrees 05' West 2.00 feet to a monument at the southerly margin of Service Road; thence with the southerly margin of Service Road N 46 degrees 02' East 152.57 feet; thence N. 66 degrees 39' East 29.94 feet; thence N. 33 degrees 57' East 47.98 feet; thence N. 46 degrees 46' East 49.03 feet; thence N 69 degrees 07' East 209.39 feet; thence N 67 degrees 54' East 49.64 feet; thence N 69 degrees 51' East 178.43 feet; thence N 67 degrees 22' East 67.80 feet to a point in the east margin of Richland Creek; thence S 24 degrees 22' West 93.03 feet to a point; thence S 11 degrees 17' West 48.15 feet to a point; thence S 00 degrees 28' East 462.04 feet to the northerly margin of U.S. Highway 70N (Charlotte Pike); thence with the margin of U.S. Highway 70N (Charlotte Pike) S 69 degrees 45' West 390.00 feet to the point of beginning.

Being the same property conveyed to Leonard M. Miller, Trustee of The 1989 Frensley Family Irrevocable Trust, by Quitclaim Deed from John D. Lentz, Trustee, of record in Book 10517, page 729, said Register's Office.

INCLUDED in the foregoing description, but EXCLUDED therefrom, is property conveyed to the State of Tennessee by Final Decree of record in Book 8960, page 583, Register's Office for Davidson County, Tennessee, being more particularly descirbed as follows:

FEE SIMPLE

Beginning at the point of intersection of the existing north margin of S.R. 24 and the west boundary of the Edwin B. Raskin property; thence with said north margin westwardly 200 feet more or less to a point which is 33 feet left of proposed centerline station 103+50; thence north 16 degrees 13 minutes 05 seconds west 3.00 feet; thence north 73 degrees 47 minutes 08 seconds east 204 feet more or less to a point in Raskin's west boundary; thence with said boundary south 03 degrees 34 minutes 00 seconds west 4 feet more or less to the point of beginning and containing 606 square feet and being part of the same property conveyed by Ford Leasing Development Company, a Delaware Corporaton to Robert O. Frensley as of record in Book 4718, page 856, Register's Office for Davidson County, Tennessee.

PERMANENT DRAINAGE EASEMENT

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at a point in the proposed north margin of S.R. 24 described above, said point being 36 feet left of proposed centerline station 10+15.67; thence with said north margin south 73 degrees 47 minutes 08 seconds west 27.09 feet; thence north 03 degrees 37 minutes 14 seconds east 66.03 feet; thence south 86 degrees 26 minutes 59 seconds east 25.52 feet; thence south 03 degrees 39 minutes 22 seconds west 71.09 feet to the point of beginning and containing 1,567 square feet.

CONSTRUCTION EASEMENT

By this instrument the grantors hereby condemn an easement for construction of slopes, outside the proposed right of way line. The land upon which the slopes are to be constructed remains the property of the grantor. This easement shall terminate upon completion of construction of the project.

Beginning at the point of intersection of the proposed north margin of S.R. 24 and the proposed west margin of the drainage easement described above; thence with the said north margin south 73 degrees 47 minutes 08 seconds west 90 feet more or less; thence with the meander of the slope northeastwardly 91 feet more or less to a point in the west margin of the drainage easement; thence with said margin south 03 degrees 37 minutes 14 seconds west 2 feet more or less to the point of beginning and containing 73 square feet.

WORKING AREA EASEMENT

By this instrument the grantors hereby condemn an easement for the construction of working area outside the proposed right of way line. The title to the below described

land remains vested in the grantor and is to be used by the State of Tennessee, its contratcors or assigns for a period of two (2) years from and after the commencement of construction.

Being a strip of land parallel to and at all points 5 feet north of the slope easement described above and containing 390 square feet.

EXHIBIT B

1. Prorated 2009 Davidson County have been paid, and subsequent taxes, if any, are assumed by the Grantee; and
2. All matters as shown on the Plan of record in Book 3842, page 119, Register's Office for Davidson County, Tennessee; and
3. Sanitary sewer and/ or storm drainage easement of record in Book 10673, page 95, Register's Office for Davidson County, Tennessee; and
4. Easements of record in Book 8980, page 49, Book 9411, page 720, and in Book 9539, page 657, Register's Office for Davidson County, TN; and
5. Covenants of record in Book 2449, page 555, Register's Office for Davidson County, TN; and
6. Sanitary sewer easement of record in Book 2443, page 207, Book 2443, page 285, and in Book 2443, page 309, said Register's Office; and
7. Easement for the flow of the waters of Richland Creek and the rights of the public therein; and
8. Rights of upper and lower riparian owners to the flow of the waters of Richland Creek, free from diminution or pollution; and
9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek; and
10. Title to that portion of the land lying below the ordinary low water mark of the Richland Creek; and
11. Lack of access to and from the subject property along the southerly line of the northwest portion of Lot 1, said property being conveyed to the State of Tennessee by deed of record in Book 3807, page 654, said Register's Office; and
12. Easements contained in Final Decree filed in State of Tennessee ex rel. v. Frensley et al. of record in Book 8960, page 583, said Register's Office; and
13. A 32 foot setback line from Charlotte Pike, at 15 foot setback line from a Service Road, alomg the northerly boundary and a utility easement located on an abandoned Pegram Street and Hemstead Street; and
14. Appointment of substitute trustee of record in Book 8921, page 277, said Register's Office; and
15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.