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

File No. 22183-4
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Julia B. Tomlinson 6751 Centennial Blvd. Nashville, TN 37209	New Owner	Map 079 Parcel 027.00

SPECIAL 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 MICHAEL MYERS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JULIA B. TOMLINSON, hereinafter the Grantee, her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Michael Myers by Deed from James W. Cooper, of record in Instrument Number 20020419-0048898, Register's Office for Davidson County, Tennessee. Sale of the subject property was approved by the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 310-00583, pursuant to that Expedited Agreed Order Granting Motion for Authority to Sell Real Property filed and entered with the Court on February 19, 2010. Pursuant to said Order, a copy of which is attached hereto as Exhibit "C", the subject property is hereby sold free and clear of any liens, including that Federal Tax Lien of record in Instrument Number 20090427-0037668, Register's Office for Davidson County, Tennessee

THIS is improved property, known as 6751 Centennial Blvd., Nashville, Tennessee 37209.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he 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 "B"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20100014339 DEEDWARRSP
Recvd: 03/10/10 12:46 6 pgs
Fees:33.00 Taxes:2294.00
20100310-0018459

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of March 2010.

Michael Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Myers, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of March 2010.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me this 9 day of March 2010.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires 2/24/13

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND IN THE 22nd COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A ALTA/ACSM LAND TITLE SURVEY BY: H & H LAND SURVEYING, INC. DATED: APRIL 12, 2002 AS JOB NO: 2002-279 AS FOLLOWS:

BEGINNING AT A IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD (100' PUBLIC R.O.W.) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO FIRST LIGHT - CENTENNIAL, LLC AS OF RECORD IN DEED BOOK 11350, PAGE 264 R.O.D.C., TENNESSEE. SAID IRON ROD ALSO BEING 410.4' MORE OR LESS NORTHWEST OF THE NORTHERLY END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF CENTENNIAL BOULEVARD AND COCKRILL BEND INDUSTRIAL ROAD (50' PUBLIC R.O.W.); THENCE,

1. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE NORTHERLY PROPERTY LINE OF THE FIRST LIGHT - CENTENNIAL, LLC TRACT, S 72°01'54"W 499.98 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO BOTTLING GROUP, LLC AS OF RECORD IN DEED BOOK 11398, PAGE 710 R.O.D.C., TENNESSEE; THENCE,

2. WITH THE EASTERLY PROPERTY LINE OF THE BOTTLING GROUP, LLC TRACT, IN PART, N 18°41'19"W 250.06 FEET TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO WESTERN PROPERTIES AS OF RECORD IN INSTRUMENT #200008210082559 R.O.D.C., TENNESSEE; THENCE,

3. LEAVING THE EASTERLY PROPERTY LINE OF THE BOTTLING GROUP, LLC TRACT WITH THE SOUTHERLY PROPERTY LINE OF THE WESTERN PROPERTIES TRACT, N 71°56'53"E 500.79 FEET TO AN IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD; THENCE,

4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD S 18°30'00"E 250.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,300 SQUARE FEET OR 2.8765 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF A CLASS "URBAN" ALTA/ACSM LAND TITLE SURVEY OF 1992. (AMENDED 1997).

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2010 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.

2. Right of Way Easement to Colonial Pipeline Company of record in Book 3705, Page 149, and amended in Book 4821, Page 957, Register's Office for Davidson County, Tennessee.

3. The plan prepared by Property Management Division of the State of Tennessee, dated February 3, 1972, shows a 20 foot easement for sanitary sewers across the rear of the subject property and a 20 foot pipeline easement across the front of the subject property as show in the deeds of record in Book 4626, Page 527, and Book 4629, Page 197, and re-recorded in Book 4652, Page 865, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20040903-0107103, said Register's Office.

5. Matters shown on the ALTA/ACSM Land Title Survey of Michael Myers Property by H&H Land Surveying, Inc., Stephen P. McClannahan, TN R.L.S. #772, dated January 29, 2010.

EXHIBIT "C"

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	
MICHAEL ALAN MYERS	)	Chapter 11 Proceeding
	)	Case No. 310-00583
Debtor in possession	)	Keith M. Lundin, Judge
	)	

EXPEDITED AGREED ORDER GRANTING MOTION FOR AUTHORITY TO SELL REAL PROPERTY

This cause came to be heard on the 16th day of February, 2010, before the Honorable Keith M. Lundin, Judge of the United States Bankruptcy Court for the Middle District of Tennessee, upon the Debtor's Expedited Motion for Authority to Sell Real Property. There having been no opposition, written or oral, to said Motion, and upon the entire record herein, the Court finds that said Motion is well taken, and

ACCORDINGLY, it is so **ORDERED:**

1.) The Debtor is hereby granted the authority to sell certain real property located at 6751 Centennial Blvd., Nashville, Tennessee pursuant to the terms and conditions set forth in the aforementioned Motion for Authority to Sell Real Estate previously filed herein. The property is being sold free and clear of any liens, including (1)Federal Tax Lien in the amount of $51,429.88 of record in Instrument Number 20090427-0037668, Register's Office for Davidson County, Tennessee; (2)Deed of Trust executed by Michael Myers to F.B. Murphy, Jr., Trustee, to secure to Grassland Financial Services, LLC, in the amount of$375,000.00, of record in Instrument Number 20060315-0030110, said Register's Office, dated March 13, 2006; and (3) Deed of Trust as to the subject property executed by Michael Myers to F.B. Murphy, Jr., Trustee to secure to Grassland Financial Services, LLC, in the amount of $125,000.00, of record in Instrument Number 20060320-0031802, said Register's Office, dated March 13, 2006. David G. Mangum having been appointed as Substitute

Trustee in that Appointment of Substitute Trustee of record in Instrument Number 20090817-0077367, said Register's Office;

2.) That said sale shall be in an amount at least sufficient to satisfy the liens of Grassland Financial Services, LLC ;
3.) Proceeds from said sale shall be paid to Grassland Financial Services, LLC to satisfy its liens in full;
4.) Grassland Financial shall release its liens, free and clear of any interest, upon receipt of payment in full;
5.) Any proceeds remaining after of the liens of Grassland Financial Services, LLC shall be tendered to the IRS to satisfy any tax liens;
6.) The sale and distribution of funds shall extinguish any interest of the IRS in the above-referenced property such that clear title may pass;
7.) Said sale proceeds shall be distributed in accordance with the law of priority of liens; and
8.) All net proceeds of the sale, if any, after payment of the lien of Grassland Financial Services, LLC, IRS tax liens and real estate agents' commissions, shall be remitted to the Debtor in Possession.

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE.

APPROVED FOR ENTRY:

LEFKOVITZ & LEFKOVITZ

/S/ STEVEN L. LEFKOVITZ
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/s/ David G. Mangum by Christopher M. Kerney w/ permission
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