BILL GARRETT, Davidson County
Trans:T20100019090 DEEDWARR
Recvd: 04/01/10 12:27 2 pgs
Fees:13.00 Taxes:2201.50
20100401-0024497

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $595,000.00 Affiant Subscribed and sworn to before me, this the 1st day of April, 2010. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tennessee Chiropractic Association, Inc.	Regions Bank, N.A.	Map: 105-14
2123 8th Avenue South	P.O. Box 1984	Parcel: 71
Nashville, TN 37204	Birmingham, AL 35201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EARNHARDT PIRKLE VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE CHIROPRACTIC ASSOCIATION, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being the northerly 50 feet of Lot Number 65 on the Map of Waverly Place of record in Plat Book 57, page 95 at the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Eighth Avenue South, 68.5 feet in width, at a corner common with the property conveyed to Mary F. McMillen and Martha F. Thompson of record in Book 9092, page 569 (Tract 14) at said Register's office;

Thence with the westerly right-of-way line of Eighth Avenue South, South 15 deg 00 min 32 sec East, 49.92 feet to an iron rod set at a corner common with the property conveyed to David Gabelman of record in Book 7633, page 552;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of said Gabelman South 75 deg 39 min 20 sec West, 177.10 feet to an existing iron rod on the easterly line of Alley Number 672, 22.1 feet in width (field measured),

Thence with the westerly right-of-way line of Alley Number 672 with a curve to the left having a radius of 1345.30 feet, a curve length of 50.07 feet and a chord bearing and distance of North 18 deg 49 min 49 sec West, 50.07 feet to an iron rod set at a corner common with said McMillen and Thompson;

Thence with the southerly line of McMillen and Thompson, North 75 deg 39 min 20 sec East, 180.44 feet to the point of beginning; containing 8,916 square feet or 0.205

acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 105-14, Parcel 71, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, 37204, TN RLS No. 1512, dated February 23, 2010.

Being the same property conveyed to Earnhardt Pirkle Ventures, a Tennessee general partnership by Deed from Thelma Daugherty Heflin and Robert Douglas Huffines of record in Instrument No. 20050404-0036404, Register's Office for Davidson County, Tennessee, dated March 31, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2123 8th Avenue South, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2010.

Earnhardt Pirkle Ventures, G.P.

By: Mac Pirkle
Name: Mac Pirkle
Title: Partner

By: David Earnhardt
Name: David Earnhardt
Title: Partner

By: Karen Pirkle
Name: Karen Pirkle
Title: Partner

By: Patricia Earnhardt
Name: Patricia Earnhardt
Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mac Pirkle and Karen Pirkle, and David and Patricia Earnhardt, who are the partners of Earnhardt Pirkle Ventures, A Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2010.

Notary Public

ANGIE L. LAWLESS
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010