THIS INSTRUMENT PREPARED BY:

File No. 22493-6

Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
2940 Foster Creighton, LLC 4633 Sanford Street Metairie, LA 70006	New Owner	Map 118-16 Parcel 046

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, ROY S. JONES and CYNTHIA LYNN JONES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 2940 FOSTER CREIGHTON, LLC, a Louisiana limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Sidco, Section III, of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Roy S. Jones and Cynthia Lynn Jones by Deed from D&H Enterprises, a Tennessee joint venture comprised of Charles W. Dunn and David A. Harrington, of record in Book 9795, Page 840, Register's Office for Davidson County, Tennessee
>
> THIS is improved property known as 2940 Foster Creighton 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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20100025654 DEEDWARR
Recvd: 04/29/10 13:42 3 pgs
Fees:18.00 Taxes:1850.00
20100429-0032684

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29th day of April 2010.

Roy S. Jones

Cynthia Lynn Jones

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 Roy S. Jones and Cynthia Lynn Jones, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 2010.

My Commission Expires: 3/7/2011

Notary Public

STATE OF LOUISIANA)
PARISH OF ORLEANS)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant-Abbas Zeini, Member and Manager of
2940 Foster Creighton, LLC

Subscribed and sworn to before me this
29th day of April 2010.

Richard B. Montgomery, III, Notary Public #4978
My commission expires: at death

EXHIBIT "A"
Permitted Encumbrances

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

(b) Matters shown on the Plan of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

(c) Easement for use of all sewerage facilities and equipment in, or and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Surburban Industrial Development Company, of record in Book 2707, Page 619, Register's Office for Davidson County, Tennessee, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department, of record in Book 3434, Page 174, said Register's Office.

(d) The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

(e) The ownership of and rights of Surburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way as set forth in the deed of record in Book 2293, Page 573, and in Book 2499, said Register's Office.

(f) Easement for water main to the City of Nashville, of record in Book 2244, Page 611 and Book 2703, Page 402, Register's Office for Davidson County, Tennessee.

(g) Matters shown on the Boundary As-Built Survey for Merrill Stone Co., 2940 Foster Creighton Drive, by Ragan-Smith-Murphy & Associates, Inc., John D. Spry, dated March 18, 1985, as Job Number 85-035.