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

File No. 22491-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anthony A. LaFrenier 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 094 Parcel 138

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, 115 SPENCE INVESTORS, a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANTHONY A. LAFRENIER and wife KELLIE L. LAFRENIER, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto.

BEING the same property conveyed to 115 Spence Investors, a Tennessee joint venture, from Clyde M. Miller and Sonya A. Miller, Co-Trustees, respectively and their successors in trust, for the benefit of Clyde M. Miller and Sonya A. Miller, tenants in common, under the terms of The Miller Family Revocable Living Trust under agreement dated October 12, 1999, by Deed of record in Instrument Number 20070502-0052560, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 115, 117, and 119 Spence Lane, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees 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 except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100028661 DEEDWARR
Recvd: 05/12/10 15:02 4 pgs
Fees:23.00 Taxes:2693.60
20100512-0036631

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of May 2010.

115 SPENCE INVESTORS
a Tennessee joint venture

By: James M. Woodard, Managing Joint Venturer
James M. Woodard, Managing Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Woodard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Joint Venturer of 115 Spence Investors, a Tennessee joint venture, and who, upon oath, acknowledged himself to be such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Joint Venturer for the said joint venture.

WITNESS my hand, at office, this 11th day of May 2010.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
Notary Public
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $728,000.00

Affiant

Subscribed and sworn to before me this 11 day of May 2010.

Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOT 5-C, SECTION THIRTEEN, RIVER HILLS INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 4660, PAGE 121, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, 60 FEET IN WIDTH, AT A CORNER COMMON WITH AIR TECH INC., AS OF RECORD IN DEED BOOK 10842, PAGE 202, AT SAID REGISTER'S OFFICE, SAID IRON ROD BEING APPROXIMATELY SOUTH 342 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERNOOK DRIVE AND WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, SOUTH 09 DEG 33 MIN 30 SEC WEST, 172.8 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LANEICE W. LOUDERMILK, TR., AS OF RECORD IN DEED BOOK 10830, PAGE 25, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE WITH THE NORTHERLY PROPRETY LINE OF LANEICE W. LOUDERMILK, TR., NORTH 80 DEG 20 MIN 19 SEC WEST, 278.30 FEET TO AN EXISTING CONCRETE MONUMENT ON THE EASTERLY PROPERTY LINE OF WOLF BAAD INVESTMENTS, LLC, AS OF RECORD IN DEED INSTRUMENT 20061121-0144507, AT SAID REGISTER'S OFFICE;

THENCE WITH THE EASTERLY PROPERTY LINE OF WOLF BAAD INVESTMENTS LLC, NORTH 07 DEG 44 MIN 08 SEC EAST, 172.90 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH SAID AIR TECH, INC.;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF AIR TECH, INC., SOUTH 80 DEG 20 MIN 19 SEC EAST, 283.80 FEET TO THE POINT OF BEGINNING, CONTAINING 48,566 SQUARE FEET (1.11 ACRES MORE OR LESS).

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 4660, Page 121, Register's Office for Davidson County, Tennessee.

(c) Deeds of Conveyances for Water and Sewerage Services, of record in Book 4692, Page 833, in Book 4816, Page 418, in Book 4881, Page 866, and in Book 4881, Page 870, said Register's Office.

(d) Matters shown on the ALTA/ACSM Land Title Survey of Parcel 138, Map 94, 115 Spence Lane, by Cherry Land Surveying, Inc., R. Scot Cherry R.L.S. #1512, dated March 28, 2007, as Job Number 07057.