BILL GARRETT, Davidson County
Trans:T20100058438 DEEDWARRSP
Recvd: 09/16/10 15:11 3 pgs
Fees:18.00 Taxes:3052.50

20100916-0073907

THIS INSTRUMENT PREPARED BY: ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $825,000.00. **Affiant** Subscribed and sworn to before me, this 15th day of September, 2010. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
1007 Old Tree LLC c/o Saraga & Lipshy, P.A. 201 N.E. 1st Avenue Delray Beach, FL 33444	1007 Old Tree LLC c/o Saraga & Lipshy, P.A 201 N.E. 1st Avenue Delray Beach, FL 33444	106 02 0 047.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELE B. NICKLAS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1007 OLD TREE, LLC**, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, Section Fifteen, Elm Hill Business Center of record in Plat Book 5190, page 605 at the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at the northeast corner of Lot 1, Section No. One, Elm Hill Industrial Sites of record in Plat Book 3842, page 140 at the Register's office for Davidson County, Tennessee;

Thence with the northerly line of said Lot 1, North 82 deg 51 min 18 sec West, 302.38 feet to an existing iron rod at a corner Lot 1 on Section Ten, Elm Hill Business Center of record in Plat Book 5190, page 489;

Thence with the northerly line of said Lot 1, Section Ten, North 75 deg 57 min 50 sec West, 7.01 feet to an existing iron rod at a corner common with Lot 1 on the Revision of Lots 1, 2 and 3, Second Revised Plan of Elm Hill Business Center, Section Three of record in Plat Book 5200, page 313;

Thence with the easterly line of said Lot 1 on the Revision of Lots 1, 2 and 3, North 10 deg 39 min 06 sec East, 170.94 feet to a point on the southerly right-of-way line of Old Tree Court, 60 feet in width;

Thence with the southerly right-of-way of Old Tree Court for the following three calls:

1) South 79 deg 20 min 56 sec East, 6.22 feet to an existing hole in a concrete curb,

2) With a curve to the right having a radius of 60.00 feet, a curve length of 43.39 feet and a chord bearing and distance of South 58 deg 40 min 21 sec East, 42.46 feet to an existing iron rod,

3) With a curve to the left having a radius of 60.00 feet, a curve length of 113.70 feet and a chord bearing and distance of North 87 deg 45 min 25 sec East, 97.44 feet to a point at a corner common with Lot 1, Section Five, Elm Hill Pike Business Center of record in Plat Book 5210, page 26, said point being South 56 deg 06 min 48 sec East of an existing iron rod;

Thence leaving the southerly right-of-way line of Old Tree Court with the southerly line of said Lot 1, Section Five, South 56 deg 06 min 48 sec East, 176.86 feet to an existing iron rod at a corner common with Lot 4, Interstate Business Center, Section 2 of record in Plat Book 4460, page 113;

Thence with the westerly line of said Lot 4, South 07 deg 14 min 04 sec West, 90.00 feet to the point of beginning; containing 42,689 square feet or 0.980 acres more or less, according to survey dated July 20, 2010, Job Number 10143, by R. Scott Cherry, RLS No. 1512.

Being the same property conveyed to Michele B. Nicklas by deed from the Heirs to the Estate of Bassel E. Taylor by deed dated September 22, 1994, recorded on October 20, 1994, of record in Book 9498, page 271, Register's Office for Davidson County, Tennessee.

Charles E. Nicklas, Jr., spouse, of Michele B. Nicklas, joins in this instrument to convey, and hereby does convey, any interest he may have in subject property.

This conveyance is subject to the following:

1. 2010 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss there from.
2. All matters as shown on the Plan of record in Book 5190, page 605, Register's Office for Davidson County, Tennessee.
3. Conveyance of sewer lines to Metropolitan Government of Nashville and Davidson, Department of Water and Sewage of record in Book 5226, page 14, Register's Office for Davidson County, Tennessee.
4. Matters as shown on survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, No. 1512, Job Number 10143, dated July 20, 2010.

This is improved property known as 1007 Old Tree Court, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; Grantor does further covenant and bind herself, her heirs and assigns, to specially warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands this 15th day of September, 2010.

Michele B. Nicklas

Charles E. Nicklas, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele B. Nicklas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2010

(Seal)

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 3-9-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Nicklas, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2010

(Seal)

Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.