BILL GARRETT, Davidson County
Trans:T20100077450 DEEDWARR
Recvd: 12/08/10 14:20 5 pgs
Fees:27.00 Taxes:0.00
20101208-0097816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $199,900.00
STATE OF TENNESSEE TAX EXEMPT.

Susan M. Farmer
AFFIANT

Subscribed to and sworn before me this 30th day of NOVEMBER, 2010

C. Loy Carney
NOTARY PUBLIC MY COMMISSION EXPIRES: [illegible] SEAL

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map-Parcel 09509001000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $199,900.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEW HORIZONS CORPORATION, A TENNESSEE CORPORATION** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRANSACTION NUMBER 10-04-017

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 221 FOXWOOD LANE NASHVILLE, TENNESSEE 37214

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201(

WITNESS, this 30 day of NOVEMBER, 2010.

NEW HORIZONS CORPORATION

BY: Ed Holmes, treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of NOVEMBER, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ED HOLMES with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath is acknowledged to be the TREASURER of **NEW HORIZONS CORPORATION**, the within named bargainor, a corporation, and that as such TREASURER being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said TREASURER as such.

Witness my hand and official seal on this the 30 day of NOV., 2010.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Commission Expires: _____

LTSR Number:

GTE File: 201(

EXHIBIT "A"

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF FOXWOOD LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF FOXWOOD LANE. SAID MONUMENT BEING THE NORTHWEST CORNER OF THE NEIL H. DOBYNS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 6717, PAGE 206-R.O.D.C., TN, AND HAVING TENNESSEE STATE PLANE COORDINATES OF N-665,520.04 E-1,758,479.15;

THENCE, A COMMON LINE WITH THE NEIL H. DOBYNS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 6717, PAGE 206-R.O.D.C., TN, SOUTH 56 DEGREES 56 MINUTES 46 SECONDS EAST, 224.40 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE DENNIS CARNEY PROPERTY AS OF RECORD IN DEED BOOK 4205, PAGE 633-R.O.D.C., TN, SOUTH 6 DEGREES 39 MINUTES 49 SECONDS WEST, 91.86 FEET TO AN IRON PIN SET;

THENCE, SOUTH 35 DEGREES 06 MINUTES 47 SECONDS EAST, 196.10 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE STEPHEN TODD WRIGHT & CYNTHIA D. WRIGHT PROPERTY AS OF RECORD IN INSTRUMENT NO. 200603150029978-R.O.D.C., TN, SOUTH 10 DEGREES 57 MINUTES 33 SECONDS EAST, 40.74 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE TEODOR VELICIU & DOINA VELICIU PROPERTY AS OF RECORD IN INSTRUMENT NO. 200103210027514-R.O.D.C. TN, AND THE BARRY NEAL OAKLEY & KELLY L. OAKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200002030011461-R.O.D.C., TN, NORTH 82 DEGREES 40 MINUTES 13 SECONDS WEST, 343.70 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE ROCHELLE CENTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 200803070023170-R.O.D.C., TN, NORTH 1 DEGREES 12 MINUTES 22 SECONDS WEST, 281.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND AN IRON PIN SET;

THENCE, WITH THE SOUTHERLY MARGIN OF FOXWOOD LANE AND SAID CURVE HAVING A CENTRAL ANGLE OF 108 DEGREES 00 MINUTES 16 SECONDS, A RADIUS OF 50.00 FEET, A LENGTH OF 94.25 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 47 MINUTES 43 SECONDS EAST, 80.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 52 DEGREES 24 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, A LENGTH OF 22.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 6 DEGREES 59 MINUTES 56 SECONDS EAST, 22.08 FEET TO THE POINT OF BEGINNING.

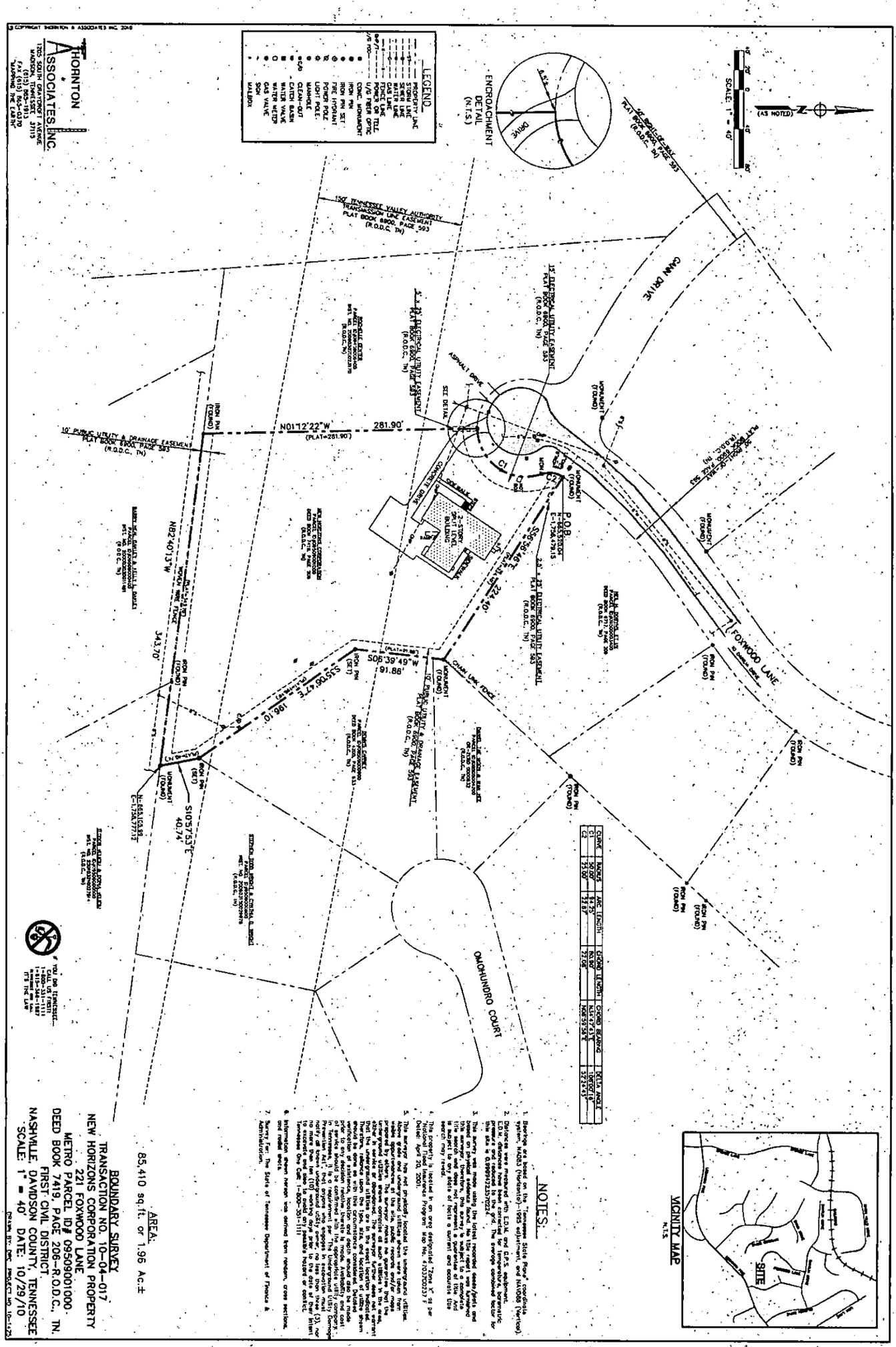
CONTAINING 85,410 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING:

1. AN EXISTING 150 FOOT WIDE TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT CROSSING THIS PROPERTY AS SHOWN IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
2. AN EXISTING 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
3. AN EXISTING 15 FOOT WIDE ELECTRICAL UTILITY EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHWESTERLY BOUNDARY (FOXWOOD LANE RIGHT-OF-WAY) AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
4. AN EXISTING 2.5 FOOT WIDE BY 25 FOOT LONG ELECTRICAL UTILITY EASEMENT COMMENCING AT THE MOST NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY AND PARALLEL AND ADJACENT TO A PORTION OF THE NORTHERLY BOUNDARY AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
5. AN EXISTING 2.5 FOOT WIDE BY 25 FOOT LONG ELECTRICAL UTILITY EASEMENT COMMENCING AT THE MOST NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY AND PARALLEL AND ADJACENT TO A PORTION OF THE EASTERLY BOUNDARY AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.

Prepared by:Thornton & Associates, Inc.1205 South Graycroft Avenue, Madison, TN 37115 T&A Project No. 10-1425 Transaction No. 10-04-017

Being the same property conveyed to New Horizon Corporation by deed of record in Book 7419, Page 206, Register's Office for Davidson County, Tennessee.


THORNTON ASSOCIATES, INC.
1205 SOUTH CHURCH STREET
MURFREESBORO, TENNESSEE 37129
(615) 895-1515
FAX (615) 895-0370
"MAPPING THE EARTH"
LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
SEWER LINE
WATER LINE
FENCE LINE
U/G TIBER OPTIC
POWER OR TELL
CONC. MONUMENT
IRON PIN FOUND
IRON PIN SET
POWER POLE
LIGHT POLE
MANHOLE
CLEAN-OUT
CATCH BASIN
WATER VALVE
WATER METER
GAS VALVE
SIGN
MAILBOX
SCALE: 1" = 40'
(AS NOTED)
ENCROACHMENT DETAIL (N.T.S.)
DRIVE
15' TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT PLAT BOOK 6800, PAGE 593 (R.O.D.C. TN)
CHAIN DRIVE
15' ELECTRICAL UTILITY EASEMENT PLAT BOOK 6900, PAGE 593 (R.O.D.C. TN)
ASPHALT DRIVE
SEE DETAIL
MONUMENT (FOUND)
IRON PIN (FOUND)
N01°12'22"W 281.90'
(PLAT=281.90')
10' PUBLIC UTILITY & DRAINAGE EASEMENT PLAT BOOK 6900, PAGE 593 (R.O.D.C. TN)
CONCRETE DRIVE
SDW WALK
2-STORY BRICK BUILDING
P.O.B.
N=668,593.84
E=1,758,479.15
S56°06'47"E 224.10'
(PLAT=S56°06'47"E 224.10')
24' x 25' ELECTRICAL UTILITY EASEMENT PLAT BOOK 6900, PAGE 593 (R.O.D.C. TN)
FOXWOOD LANE
50' PUBLIC R/W
N82°40'13"W 343.70'
(PLAT=N82°40'13"W 343.70')
S56°06'47"E 196.10'
(PLAT=S56°06'47"E 196.10')
S05°39'49"W 91.88'
CHAIN LINK FENCE
10' PUBLIC UTILITY & DRAINAGE EASEMENT PLAT BOOK 6900, PAGE 593 (R.O.D.C. TN)
S10°57'53"E 40.74'
N=668,163.85
E=1,758,777.12
ONOHUNDRO COURT
CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE
C1 | 150.00' | 94.25' | 92.80' | N34°47'41"E | 36°00'16"
C2 | 50.00' | 31.87' | 31.06' | N68°59'58"E | 36°31'43"
NOTES:
1. Bearings are based on the "Tennessee State Plane" coordinate system, NAD83 (Nashville)-1995 adjustment, and NAVD88 (Vertical).
2. Distances were measured with E.D.M. and G.P.S. equipment. Distances shown hereon are horizontal ground level values. The precision of the survey exceeds 1 foot in this site is 0.0000472357024.
3. This survey was made using the latest recorded deeds and based on physical evidence found. No title report was furnished to the surveyor. It is possible that there are documents of record or facts not shown on this survey that could affect the title to this property. The surveyor makes no guarantee that the title search may reveal.
4. This property is located in an area designated "Zone X" as per Federal Insurance Program Map No. 47037C0237 F Dated: April 20, 2001.
5. This survey was not physically located the underground utilities shown hereon. In accordance with TCA 65-31-116, the contractor is required to call the Tennessee One Call System at 1-800-351-1111 (or 811) at least three but not more than ten (10) working days prior to the date of their intent to excavate. Underground utilities shown hereon were located from field evidence and/or maps provided by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities shown and recommends that excavation be done as with this circumstance considered. Before excavation is begun, the appropriate utility companies should be contacted for verification of existence, location and depth and also to make arrangements for them to have their lines marked. Tennessee Code Annotated, Section 65-31-114, requires that the excavator must notify all known underground utility owners no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate within the area of the proposed excavation. Tennessee One Call 1-800-351-1111.
6. Information shown hereon was derived from maps, cross sections, and related deeds.
7. Survey for: The State of Tennessee Department of Finance & Administration.
AREA:
85,410 sq.ft. or 1.96 Ac.±
BOUNDARY SURVEY
TRANSACTION NO. 10-04-017
NEW HORIZONS CORPORATION PROPERTY
221 FOXWOOD LANE
METRO PARCEL ID# 09509001000
DEED BOOK 7419, PAGE 206-R.O.D.C., TN.
FIRST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 40' DATE: 10/29/10
DRAWN BY: DMC PROJECT NO. 10-125
IT'S THE LAW
VICINITY MAP
N.T.S.
SITE