THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#22906-2

BILL GARRETT, Davidson County
Trans:T20100082065 DEEDWARR
Recvd: 12/30/10 08:23 2 pgs
Fees:13.00 Taxes:2701.00
20101230-0103707

BOX #14A

ADDRESS NEW OWNERS:
CompTrust AGC...Tennessee
408 Elm Street
Nashville, TN 37203

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
Map 118-02-0
Parcel 221.00

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, **Phillip A. Breeden, a married person**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **David C. Dando, Larry S. Parks, Cecil Morgan, Jr., William H. Prince, Sr., and R. Todd Wolf, as Trustees (and not as individuals), and their successors as Trustees, of the CompTrust AGC...Tennessee, a self-insured workers' compensation trust existing under Agreement dated April 1, 1994, said trust being recognized as such by the Tennessee Department of Commerce and Insurance**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being Lot Nos. 65, 66, and 67 on the Map of George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> SAID Lots adjoin and front together 150 feet on the East side of 7th Avenue South, extended, and run back between parallel lines, 180 feet to an alley.
>
> BEING the same property conveyed to Phillip A. Breeden, by Warranty Deed dated May 28, 2009, from Alcohol and Drug Council of Middle Tennessee, Inc., a Tennessee not-for-profit corporation, of record in Instrument No. 20090529-0049473, Register's Office for Davidson County, Tennessee.
>
> THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2010, which have been prorated and paid by the Grantor herein. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

3. Joint Driveway Agreement of record in Book 7282, Page 35, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 2612 Westwood Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and the undersigned Grantor does covenant with the said Grantee 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 above; and the 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 Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of December, 2010.

Phillip A. Breeden

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 Phillip A. Breeden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 29th day of December, 2010.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this the 29th day of December, 2010.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

/KG:comptrust deed.wd