BILL GARRETT, Davidson County
Trans:T20110018847 DEEDWARR
Recvd: 03/31/11 13:41 5 pgs
Fees:28.00 Taxes:5550.00
20110331-0024779

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
McKay Nashville, LLC 3126 Waterfront Drive Chattanooga, TN 37419	**SAME**	**Map** 114 **Parcel Nos.** 164, 163 and 162

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beverly A. Brooks, individually, as to a one-half undivided interest and Beverly A. Brooks, Successor Trustee of the Phillip W. and Beverly A. Brooks 1986 Charitable Remainder Trust, as to a one-half undivided interest** (herein referred to as "Grantors"), has this day bargained and sold and, by these presents, do hereby transfer and convey unto **McKay Nashville, LLC, a Tennessee limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for encumbrances described in Exhibit "B" attached hereto.

Grantors further covenant with the Grantee and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

EFFECTIVE as of the 31st day of March, 2011.

GRANTOR: Beverly A. Brooks

Beverly A. Brooks,

Individually

Beverly A. Brooks, Successor Trustee

Beverly A. Brooks, Successor Trustee of the Phillip W. and Beverly A. Brooks 1986 Charitable Remainder Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,500,000.00.

AFFIANT

Subscribed and sworn to before me, 31st day of March, 2011.

NOTARY PUBLIC

My Commission Expires:

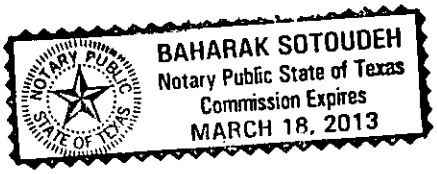
MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public of the State and County aforesaid, personally appeared

Beverly A. Brooks, individually and as Trustee of the Phillip W. and Beverly A. Brooks 1986 Charitable Remainder Trust, to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 28th day of March, 2011.



BAHARAK SOTOUDEH

Notary Public

My Commission Expires: 03/18/2013

EXHIBIT "A"

TRACT I:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 of the Subdivision of the John D. Brown Property, described according to a map made by Watkins & Murray, Surveyors, in October, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northwest corner of part of Lot 8 conveyed to Louis H. Gardner and wife, by deed of record in Book 1906, page 253, Register's Office for said County; thence with Gardner's north line, North 88 deg. 28' east 249 feet to his northeast corner; thence with his easterly line, south 7 deg. 10' east 100.7 feet to the south line of Lot 8; thence with the south line of Lot 8, south 88 deg. 20' east 1123.2 feet to the southeast corner of Lot 8; thence along the easterly or rear line of Lots 7 and 8, north 17 deg. 30' west, 382.4 feet to the common corner of Lots 6 and 7; thence with the line between said lots, north 85 deg. 17' west 1296.7 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same, south 7 deg. 54' east 138 feet to the beginning.

TRACT II:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the plan of the John D. Brown Property, not of record, described according to a survey made by Watkins and Murray, Surveyors, October ___, 1947, as follows:

Beginning in the center of Old Hickory Boulevard, at a point 25 feet south of the corner of Lot Nos. 7 and 8; thence with the center of said Boulevard, south 7 deg. 54' east 88 ft; thence south 88 deg. 20' east 250 feet; thence northwardly 100.7 feet; thence westwardly 249 feet to the beginning.

Included in the description of Tracts I and II, but specifically excluded therefrom , is that portion of

the property conveyed to the State of Tennessee by deed of record in Book 3098, page 319, said Register's Office, to which reference is here made for a more complete description.

TRACT III:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish, Associate Civil Engineers, dated April 2, 1964, as follows:

Beginning at a concrete right of way monument at the northeast intersection of Old Hickory Boulevard and Interstate Highway No. I-40, as located and established, by deed of record in Book 303, page 445, Register's Office for said County; thence along the easterly margin of Old Hickory Boulevard, North 11 deg. West 302.7 feet to an iron stake near a 16 inch hackberry tree in the south line of the property of R. R. Smith; thence along Smith's south line, South 85 deg. 58' 20" East 495.21 feet to a concrete right of way monument in the northerly margin of Interstate Highway No. I-40; thence with the margin of the same, South 58 deg. 59' West 509.08 feet to the point of beginning, containing 1.662 acres, more or less.

Being the same property conveyed to Beverly A. Brooks by Instrument of record in Instrument No. 20070629-077720, Register's Office for Davidson County, Tennessee, as to a ½ undivided interest in said property, and to Beverly A. Brooks, Successor Trustee as appointed in Instrument of record in Instrument No. 20070907-0107822, Register's Office for Davidson County, Tennessee, as to a ½ undivided interest.

This is unimproved property known as 3 Tracts Old Hickory Blvd, Nashville, Tennessee 37209:

EXHIBIT B
(Permitted Exceptions)

1. All matters as shown on Map made by Watkins & Murray, Surveyor's, in October, 1947. (As to Tract's 1 and 2)
2. All matters shown on Survey made by William Collier Parrish, Associates – Civil Engineers, dated April 2, 1964. (As to Tract 3)
3. Such state of facts as would be disclosed by an accurate survey and inspection of premises.
4. Deed conveying a portion of property to the State of Tennessee, of record in Book 3098, page 319, Register's Office for Davidson County, Tennessee, with respect to the construction of a Controlled Access Highway (I-40). (As to Tracts 1 and 2)
5. Transmission Line Easement of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.
6. Lack of access to a controlled highway (I-40).
7. Subject to all matters in that Inspection and Maintenance Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee as shown of record in Instrument No. 20110311-0019525, Register's Office for Davidson County, Tennessee.
8. Taxes for 2011, a lien, not yet due and payable, have been prorated between the parties.