BILL GARRETT, Davidson County
Trans:T20110020292 DEEDWARR
Recvd: 04/06/11 14:57 2 pgs
Fees:13.00 Taxes:7455.50
20110406-0026742

This instrument was prepared by:
Overland Title Company, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2011030012

STATE OF TENNESSEE,
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $2,015,000.00

Sworn to and subscribed before me this, 5th day of April, 2011.

Affiant

Notary Public

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON
MY COMM. EXP. 05-23-2011

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nashville CARES 633 Thompson Lane Nashville, TN 37204	New Owner	11812005000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thompson Lane Properties, LLC, a Tennessee limited liability company** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville CARES (Council on AIDS Resources, Education, and Services), a Tennessee non-profit corporation**, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Beginning at an iron rod in the southern right of way of Thompson Lane, said point being the northeastern corner of the First Tennessee Bank property as described in Instrument 200310080149429 RODC and the northwest corner of the parcel herein described,

Thence with the said right of way South 82 degrees 31 minutes 43 seconds East, 161.56 feet to an iron rod,

Thence with a curve to the right, having a delta angle of 88 degrees 13 minutes 10 seconds, a radius of 50.00 feet, an arc length of 76.99 feet, a chord bearing of South 38 degrees 20 minutes 44 seconds East and a chord length of 69.603 feet to an iron rod in the west right of way of Foster Creighton Drive,

Thence with said right of way, South 05 degrees 50 minutes 15 seconds West, 218.31 feet to an iron rod the northeast corner of the Dialysis Clinic Inc. property as described in Deed Book 8185 Page 934, RODC.

Thence leaving said right of way, North 84 degrees 14 minutes 20 seconds West, 209.84 feet to an iron rod in the east line of First TN Bank,

Thence, with the Banks east line, North 05 degrees 48 minutes 07 East, 273.11 feet to the point of beginning and containing 56,171 square feet or 1.290 acres more or less.

Being the same property conveyed to Thompson Lane Properties, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 11, 2006 from Ozburn Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20061012-0126863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

This is improved property known as **633 Thompson Lane, Nashville, TN 37204.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 5th day of April, 2011.

Thompson Lane Properties, LLC

BY: F Perry Ozburn Jr
F. Perry Ozburn, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared F. Perry Ozburn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Thompson Lane Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager , executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Chief Manager. Witness my hand and official seal this the 5 day of April, 2011.

Notary Public

My Commission Expires: 9/6/2011

R. MARK BOUSHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011