THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#23169-2

BILL GARRETT, Davidson County
Trans:T20110031054 DEEDWARR
Recvd: 05/25/11 10:23 2 pgs
Fees:13.00 Taxes:288.97
20110525-0039961

BOX #14A

ADDRESS NEW OWNER:
Satellites Unlimited, Inc.
715 Poplar Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
Map 094-15-0
Parcel 005.00

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, **James F. Scalf, III, unmarried**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Satellites Unlimited, Inc., a Tennessee corporation**, 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 No. 5 on the Plan of Spence Circle, as of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 5 fronts 75 feet on the East side of Spence Lane and extends back 170 feet on each side.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of record in Book 6-B, Page 1105, Sixth Circuit Court of Davidson County, Tennessee, described as follows:

A strip of land in the Fifteenth Councilmanic District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Spence Circle, as of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 75 feet on the present easterly side of Spence Lane and runs back 10 feet between parallel lines to the new relocated easterly side of Spence Lane on which it measures 75 feet thereon and containing 750 square feet.

BEING the same property conveyed to James F. Scalf and wife, Romayne L. Scalf, by Warranty Deed dated February 18th, 2000, from D. L. Batts and wife, Helen D. Batts, of record in Instrument No. 20000228-0019054, Register's Office for Davidson County, Tennessee. Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce, Docket No. 06D-815, Fifth Circuit Court for Davidson County, Tennessee, the property was quitclaimed to James F. Scalf, III, by Quitclaim Deed dated February 20, 2007, from Romayne L. Scalf, of record in Instrument No. 20070814-0097271, Register's Office for Davidson County, Tennessee. James F. Scalf being one and the same person as James F. Scalf, III.

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

1. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 1631, Page 182, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 228 Spence Lane, Nashville, TN 37210.

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 he is lawfully seized and possessed of said land in fee simple, has a good rightto convey it, and the same is unencumbered except as set forth above; and the Grantor does further covenant and bind himself, his heirs 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 24th day of May, 2011.

James F. Scalf, III

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, James F. Scalf, III, 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 Nashville, Tennessee, this 24th day of May, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,100.00.

Affiant

Subscribed and sworn to before me this the 24th day of May, 2010.

My Commission Expires: 2/24/13

Notary Public

/KG:Satellites deed.wd

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.