WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056421 DEEDWARR
Recvd: 09/12/11 13:08 3 pgs
Fees:18.00 Taxes:2287.34
20110912-0070605

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,200.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 2nd day of September, 2011

Sherron R. Pearce
Notary Public

MY COMMISSION EXPIRES: 2/20/20[illegible]
(AFFIX SEAL)

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M G Investment Properties	NEW OWNER	134
(NAME)	(NAME)	(MAP)
561 Metroplex Drive		239
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Milton R. Grief**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **M G Investment Properties, a Tennessee General Partnership**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a Resubdivision of Lots 6 & 7 on the Plan of Metroplex, Section One, of record in Plat Book 5190 , Page 772 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Milton R. Grief by deed dated December 31, 2002, from American Fabricators, Inc. of record in Instrument No. 20030102-0000057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as listed on attached "Exhibit A"

This is ( ) unimproved (X) improved property, know as: 561 Metroplex Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2ndt day of September, 2011.

Milton R. Grief

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Milton R. Grief with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of September, 2011.

Notary Public

My Commission Expires: 7/6/2015

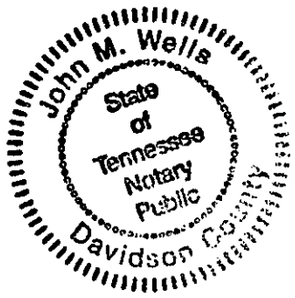


EXHIBIT "A"

The taxes for the current year and subsequent years;

All matters as shown on the Plan of record in Plat Book 5190, page 772, Register's Office for Davidson County Tennessee.

Restrictions of record in Book 5653, page 11 and Book 7188, page 248, Register's Office for Davidson County, TN, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Covenants, Conditions and Restrictions for Metroplex, including, but not limited to, easements, assignments, charges and liens contained in an instrument of record in Book 9964 page 288, Register's Office for Davidson County, TN, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement of record in Instrument No. 20061101-0135446, Register's Office for Davidson County, TN.

Stormwater Detention Agreement of record in Instrument No. 20061101-0135453, Register's Office for Davidson County, TN.

Easement retained in Deed of Correction of record in Instrument No. 20021121-0144572, Register's Office for Davidson County, TN.

Stormwater Detention Agreements of record in Book 5861, page 417, Book 5861, page 502 and Book 6155, page 639, Register's Office for Davidson County, TN.

Terms and provisions of Lease of record in Book 6218, page 947 and Book 6228, page 756, Register's Office for Davidson County, TN.

Memorandum of Lease of record in Book 9767, page 567, Register's Office for Davidson County, TN.

Easement of record in Book 11695, page 856, Register's Office for Davidson County, TN.

Rights of tenants, as tenants only, under recorded or unrecorded leases.