PREPARED BY: Boult, Cummings, Conners, & Berry
21st Floor
FIRST AMERICAN CTR
NASHVILLE, TN 37238

| [Address New Owner: | ]Send Tax Bills to: | ]Map-Parcel Numbers] |
|---|---|---|
| [Volunteer Capital Corporation | ] Same | ] 134 190 ] |
| [Two Maryland Farms | ] | ] ] |
| [Suite 100 | ] | ] ] |
| [P.O. Box 184 | ] | ]BOOK 5875 PAGE 598 ] |
| [Brentwood, Tennessee 37027 | ] | ] ] |
| [ | ] | ] ] |
| [This instrument prepared by: Boult, Cummings, Conners & Berry, | | ] |
| [ 21st Floor, First American Center, Nashville, TN 37238 | | ] |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, EVSV Associates, a joint venture composed of The Yellow Jackets (a joint venture composed of Carl H. Vereen, George A. Volkert and Richard W. Sorenson) and W. Gerald Ezell (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Volunteer Capital Corporation, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Conditions of the Owner's Certificate, easements and other matters shown upon the Plan of Harding Place Park North, Section Two, of record in Book 5190, page 623, Register's Office for said County.

3. Restrictive covenants contained in instrument of record in Book 5653, page 11, said Register's Office.

4. Restriction placed in Lease of record in Book 4559, page 747, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $175,000.00.

Affiant

[Subscribed and sworn to before me this 21st day of
[April, 1982.

Notary Public
My commission Expires: 7-25-84

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the 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 set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Grantor hereby reserves for itself, its heirs and assigns an easement for a development sign (the "Easement") as shown upon the plan of Harding Place Park North, Section Two, of record in Book 5190, page 623, said Register's Office. As agreed by Grantor and Grantee, said sign and various plantings upon the Easement shall not exceed six feet in height. Metroplex Property Owners Association ("Metroplex") shall maintain both easement sign and plantings; however, in the event Metroplex shall fail to so maintain, then Grantee may, thirty days after written notice is received by Metroplex, go upon the Easement and perform such maintenance as may be

reasonably required; and in such case, Grantee may be entitled to recover all costs from Metroplex including costs of collection and attorneys' fees if such should be incurred.

This Deed is executed, accepted and delivered on the condition that all utilities serving the Property shall be placed underground, and this condition shall be a covenant running with the land.

The easement for the sign shall exist and the agreement to maintain said sign and plantings shall be binding upon Metroplex and the covenant that all utilities serving the Property be underground shall be binding upon Grantee, its successors and assigns, until December 31, 2000; at which time, ~~both~~ the agreement to maintain the easement, and the covenant, as well as those enumerated in Restrictive Covenants of record in Book 5653, page 11, said Register's Office, shall expire.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of April, 1982, by those holding a majority of interest in The Yellow Jackets, a joint venture, as provided in the joint venture agreements of EVSV Associates and The Yellow Jackets.

EVSV ASSOCIATES, a joint venture

By: The Yellow Jackets, a joint venture

By _____
Carl H. Vereen

By _____
George A. Volkert

METROPLEX PROPERTY OWNERS ASSOCIATION

By _____
Carl Vereen
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 1982, before me appeared Carl H. Vereen, to me personally known, who, being by me duly sworn, did say that he is a member of a joint venture known as The Yellow Jackets and that The Yellow Jackets is a joint venturer of EVSV Associates, a joint venture, and that said instrument was signed in behalf of EVSV Associates and The Yellow Jackets, by authority of the respective Joint Venture Agreements, and said Carl H. Vereen acknowledged said instrument to be his free act and deed and the free act and deed of said joint venture.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of April, 1982.

Shirley Albright Fachilla
Notary Public

My commission expires: 1-22-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 1982, before me appeared George A. Volkert, to me personally known, who, being by me duly sworn, did say that he is a member of a joint venture known as The Yellow Jackets and that The Yellow Jackets is a joint venturer of EVSV Associates, a joint venture, and that said instrument was signed in behalf of EVSV Associates and The Yellow Jackets, by authority of the respective Joint Venture Agreements, and said George A. Volkert acknowledged said instrument to be his free act and deed and the free act and deed of said joint venture.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of April, 1982.

Shirley Albright Fachilla
Notary Public

My commission expires: 1-22-84

STATE
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Albright Fachilla, a Notary Public in and for said County and State, the within named Carl Vereen, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1982.

Shirley Albright Fachilla
Notary Public

My commission expires: 1-22-84

EXHIBIT A



A parcel of land in the First Civil District of Davidson County, Tennessee, and being Lot 1, on the Plan of Harding Place Park North, Section Two, of record in Book 5192, page 123, said Register's Office, being more particularly described as follows:

Beginning at an existing iron pin in the north margin of Harding Place, said existing iron pin being eastwardly 251.52 feet from the intersection of said north margin of Harding Place with the east margin of ~~Metroplex Drive~~ Luna Drive (also known as Metroplex Drive);
Thence, westwardly, 50.00 feet with said north margin of Harding Place and an intercepted arc to the right having a radius of 1,097.45 feet, a central angle of 02° 36' 37", and a tangent length of 25 feet to a point;

Thence, N 85° 12' 08" W, 176.52 feet, continuing with said north margin of Harding Place to an iron pin;

Thence, north westwardly, 39.27 feet with a curve to the right having a radius of 25.00 feet, a central angle of 90° 00', and a tangent length of 25.00 feet to an iron pin set in concrete in the east margin of ~~Metroplex Drive~~ Luna Drive;

Thence, N 04° 47' 52" E, 175.00 feet with said east margin of Luna ~~Metroplex~~ Drive to a monument;

Thence, N 89° 17' 34" E, 252.14 feet to an existing iron pin;

Thence, S 04° 39' 39" W, 223.05 feet to the point of beginning.

Containing 1.22 acres, more or less.

Being a portion of the property conveyed to EVSV Associates, a joint venture composed of W. Gerald Ezell and The Yellow Jackets (a joint venture composed of Carl H. Vereen, George A. Volkert and Richard W. Sorenson) by deed from WNW Properties, Inc. of record in Book 5822, page 896, said Register's Office.

RUSH

G 8 8 0 3 0

T
IDENTIF. REFERENCE

APR 21 4 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5875 PAGE 603

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

175000.00- CO
455.00 CO TX
.50 PRFEE
15.00 WDEED
CHECK 470.50-
3066A04/21/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G.8.80 30

IDENTIF. T REFERENCE

APR 21 4 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877158