Box 21

THIS INSTRUMENT PREPARED BY:
William L. Harbison
O'Hare, Sherrard & Roe
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

BOOK 7263 PAGE 310

# WARRANTY DEED

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map\Parcel Numbers: |
|---|---|---|
| H. I. Brentwood Associates, Ltd.<br>Suite 1700<br>One Commerce Square<br>Memphis, Tennessee 38301 | Same | Map No. 160<br>Part of Parcels 196<br>194 and 197 |

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Thirty-six Thousand Dollars ($1,836,000), Laing Properties, Inc., a Delaware corporation (hereinafter referred to as "Grantor"), has bargained and sold and does hereby transfer and convey unto H. I. Brentwood Associates, Ltd. a Tennessee limited partnership with King W. Rogers, III, Robert M. Rogers and Joseph L. Harrison as general partners (hereinafter collectively referred to as "Grantee"), certain real estate in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the property, the appurtenances, estate, title and interest belonging to the said Grantee and the said Grantee's successors, heirs and assigns in fee simple forever, except as provided below.

Grantor further covenants and binds itself, it successors and representatives, to warrant and forever defend the title to the Property to said Grantee, and the Grantee's successors, heirs and assigns against the lawful claims of all persons, provided, however, this conveyance is subject to the following:

(1) Taxes for the year 1987 and subsequent years, a lien, not net due and payable.

(2) Subject to applicable zoning ordinances and building regulations.

(3) Subject to matters set forth on the plat of record in Plat Book 6900, page 328, said Register's Office.

(4) Covenants and Restrictions made by and between Laing Properties, Inc., a Delaware corporation, and H.I. Brentwood Associates, Ltd., a Tennessee limited partnership as to Lot 2 recorded simultaneously herewith.

(5) Subject to Easement Agreement by and between Laing Properties, Inc., H.I. Brentwood Associates, Ltd. recorded simultaneously herewith, relative to ingress and egress as shown on the plat as Brentwood Commons Way.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the 30 day of June, 1987.

LAING PROPERTIES, INC., a Delaware corporation

By: _____

Title: _____

Attest: _____

Title: _____

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, William L. Harbison, a Notary Public in and for the County and State aforesaid, personally appeared King Vaughn Rollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be senior vice president and Secretary of Laing Properties, Inc., a Delaware corporation, the within named bargainor, and as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as senior vice president and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of June, 1987.

William L Harbison
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, which ever is greater, for the transfer is $1,836,000.00.

King W. Rogers
Affiant

Subscribed and sworn to me this, the 3rd day of June, 1987.

William L Harbison
Notary Public

My Commission Expires:

5-13-89

EXHIBIT "A" BOOK 7263 PAGE 313

Tract I

Being Lot #2 of the Plan of Brentwood Commons of record in Book 6900, Page 328, Register's Office for Davidson County, Tennessee and being further described as follows:

All that tract or parcel of land lying and being in the First Civil District, Brentwood, Davidson County, Tennessee and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the centerlines of Kelley Road and Franklin Pike Circle; running thence along the centerline of Franklin Pike Circle South 44° 11' West 931.38 feet to a point; thence leaving said centerline and running South 69° 09' East 306.35 feet to a point; thence South 84° 44' East 178.79 feet to a point; thence South 86° 06' East 191.19 feet to a point; thence South 03° 54' West 346.57 feet to THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, running thence North 48° 54' 34" East 222.49 feet to a point; thence along the arc of a curve turning to the left an arc distance of 37.60 feet to a point (said arc being subtended by a chord bearing South 52° 02' 55" East 37.57 feet and having a radius of 275.00 feet); thence South 55°57' 57" East 88.72 feet to a point; thence along the arc of a curve turning to the right an arc distance of 376.99 feet to a point (said arc being subtended by a chord bearing South 25° 57' 57" East 360.00 feet and having a radius of 360.00 feet); thence South 04° 02' 03" West 115.57 feet to a point; thence along the arc of a curve turning to the right an arc distance of 47.12 feet to a point located on the northern right of way line of Old Hickory Boulevard (said arc being subtended by a chord bearing South 49° 02' 03" West 42.43 feet and having a radius of 30.00 feet); thence along said northern right of way lien of Old Hickory Boulevard North 85° 57' 57" West 414.20 feet to a point; thence North 03° 54' 34" East 365.00 feet to the POINT OF BEGINNING.

Said tract of land being shown as Parcel 2, containing 188,134 square feet (4.32 acres more or less) on that certain survey of Brentwood Commons, prepared for Laing Properties, Inc. by Barge Waggoner, Sumner & Cannon, Inc., William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, dated 5-26-87.

Being part of the same property conveyed to Laing Properties, Inc. by deeds from Board of Trustees of Nashville Lodge B.P.O.E. #72 of record in Book 5772, page 52, and from Robert O. Frensley of record in Book 5638, page 65, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Brentwood One of record in Book 7263, Page 305, said Register's Office.

34544

IDENTIFICATION REFERENCE

JUN 9 4 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7263 PAGE 314

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | CONV. 1,836,000.00 | | |

5140.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 5153.30-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.5.4.4.

IDENTIFICATION REFERENCE

JUN 9 4 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91459