WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| A & G Enterprises, Inc. | Owner<br>5500 Harding Pike<br>Suite B-5<br>Nashville, Tn. 37217 | 64-12-0-C-<br>Parcels 200,<br>202,203,204,<br>205,206,207<br>208,209,210<br>211,212,213<br>214,215,216<br>218,220,222 |
| Same | | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $317,000.00 .

Affiant (Sec. Treas.)

Subscribed and sworn to before me this 16 day of December 1987.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, LEXINGTON, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto A & G ENTERPRISES, INC., a Tennessee Corporation, hereinafter referred to as Grantee, its successors and 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 Building Envelopes 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 218, 220 and 222, on the Plan of Lexington, a Planned Unit Development of record in Book 6250, Page 340 and 341, Register's Office for Davidson County, Tennessee, located in the Second (2nd) Civil District of Davidson County, Tennessee.

Being part of the same property conveyed to Lexington, Ltd., a Tennessee Limited Partnership, by deeds from James H. Davis, et ux, Shirley F. Davis, of record in Book 6468, page 832, Book 6210, page 257, and Book 6262, page 460, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 6691, page 541, Register's Office of Davidson County, Tennessee, Master Declaration for Lexington Homeowner's Association,

Inc., of record in Book 6503, page 1, said Register's Office, the Plan of record in Book 6250, page 340 and 341, said Register's Office, and Storm Water Retention Agreement of record in Book 6420, page 589, said Register's Office.

This is unimproved/improved property, known as 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 218, 220, 222 Lexington Way, Hermitage, TN 37076

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, its successors and assigns forever, and the Grantor does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

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

WITNESS its hand this 16th day of December, 1987.

LEXINGTON, LTD., a Tennessee Limited Partnership

By: Lloyd H. Griffin
Lloyd H. Griffin,
Co-General Partner

By: REAL ESTATE ADVISORY & DEVELOPMENT CORPORATION,
Co-General Partner

By: Gail W. Griffin, President
Gail W. Griffin,
President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Teresa A. Smith, of the state and county aforesaid, personally appeared LLOYD H. GRIFFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-General Partner of LEXINGTON, LTD., a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he as such Co-General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Co-General Partner.

Witness my hand and seal, this 16th day of December, 1987.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/56

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Teresa A. Smith of the state and county aforesaid, personally appeared GAIL W. GRIFFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of REAL ESTATE ADVISORY & DEVELOPMENT CORPORATION, the Co-General Partner of LEXINGTON, LTD., a Tennessee Limited Partnership, the within named bargainor, a limited partnership, and that she, as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the Co-General Partner by herself as President.

Witness my hand and seal, at office in Nashville TN, this 16th day of December, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
1/31/90

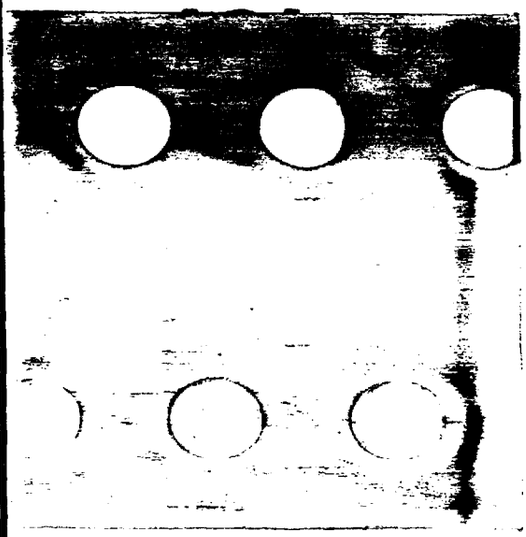
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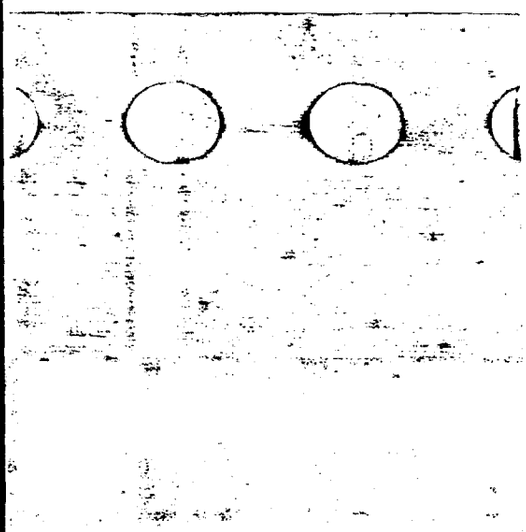
IDENTIFI REFERENCE

DEC 16 3 28 PM '87

DAVIDSON COUNTY, TN

0512 12/16 0101 03CHECK 897.10





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7427 PAGE 741

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

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

CAMT 317000.00
CON TX 887.60
PRFEE 0.50
MDEED 9.00
TOTAL 897.10
CHECK 897.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/87 01 15:31 0001 0512

9 1 0 7 7

IDENTIFICATION REFERENCE

DEC 16 3 28 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**No.** 45708