BOOK 9044 PAGE 706

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Financial Enterprises III Limited Company c/o CompMed, Inc. 720 Moorefield Park Drive Suite 300 Richmond, Virginia 23236	159-214 (Davidson Co.) ~~135-30.00~~ (Williamson Co.) 15-8M-C-12 D-X.00	Financial Enterprises III Limited Company c/o CompMed, Inc. 720 Moorefield Park Dr. Suite 300 Richmond, Virginia 23236

This instrument prepared by: Boult, Cummings, Conners & Berry (PLA)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Rowe Properties-Brentwood Limited Partnership, a Virginia limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Financial Enterprises III Limited Company, a Virginia limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land, a portion of which is located in Davidson County, State of Tennessee, and a portion of which is located in Williamson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this 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. Easements retained by Winners Corporation (i) for ingress and egress over the property described on Exhibit B; and (ii) to maintain its existing light standards, including underground wiring, both as described in the deed of record in Book 6455, page 468, Register's Office for Davidson County, Tennessee, and in Book 508, page 402, Register's Office for Williamson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee, and in Book 5800, page 90, Register's Office for Davidson County, Tennessee, as

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,600,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 1993.

Notary Public
My Commission Expires: 1/31/96

NOTARY PUBLIC AT LARGE STATE

corrected in Book 421, page 120, Register's Office for Williamson County, Tennessee.

4. Declaration of Protective Covenants for Maryland Farms of record in Book 7079, page 59, Register's Office for Davidson County, Tennessee, and in Book 635, page 680, Register's Office for Williamson County, Tennessee.

5. Rights of tenants under leases covering the Property or any portion thereof.

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This is improved property, known as 100 Winners Circle, Brentwood, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Grantor also transfers and assigns to Grantee, its successors and assigns, all of the right, title and interest of Grantor in and to a perpetual non-exclusive easement for ingress and egress over Winners Corporation's driveway, running generally along the boundary line between Tract One conveyed hereby and the adjoining tract, Lot 13, Maryland Farms, Section 7, part of which is located on the land subject to the easement retained by Winners Corporation described above, as set forth in the deed of record in Book 7307, page 56, Register's Office for Davidson County, Tennessee and in Book 683, page 490, Register's Office for Williamson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 10 day of August, 1993.

ROWE PROPERTIES-BRENTWOOD
LIMITED PARTNERSHIP, a Virginia
limited partnership

By: Rowe Development Company,
its General Partner

By: _____
Steven P. Settlage,
President

BK 1103 PG 799

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STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Cathy J. Dodson, Notary Public, Steven P. Settlage, with ~~whom~~ I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged himself to be President of Rowe Development Company, a Virginia corporation, and that said Rowe Development Company is a general partner of Rowe Properties-Brentwood Limited Partnership, a Virginia limited partnership, said Rowe Development Company being authorized by Rowe Properties-Brentwood Limited Partnership to execute this instrument on behalf of Rowe Properties-Brentwood Limited Partnership.

WITNESS my hand, at office, this 10th day of August, 1993.

Cathy J. Dodson
Notary Public

My Commission Expires: 1/5/96

WP:PLAFINANWD

EXHIBIT A

Tract One:

A certain tract or parcel of land situated partially in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and partially in the 15th Civil District of Williamson County, Tennessee, being Lot No. 14, Section 7, of Maryland Farms as recorded in Plat Book 8, page 39, Register's Office, Williamson County, Tennessee, and Book 5800, page 90, Register's Office, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way line of Old Hickory Blvd., said pin being 1582 feet more or less westerly from the westerly right-of-way line of Westpark Drive as measured along the southerly right-of-way line of Old Hickory Blvd. and also being 60 feet south of the centerline of Old Hickory Blvd.

1. With the easterly line of Lot No. 14 S 1° 51' 28" W, 557.00 feet to an iron pin; thence,

2. With the south line of Lot 14 N 86° 17' 00" W, 375.00 feet to a P.K. nail in the center of Winners Circle and being the southerly common corner of Lots 13 and 14 of the above-noted plan; thence,

3. With the common line between Lots 13 and 14 N 14° 05' 47" E, 557.51 feet to an iron pin on the southerly right-of-way line of Old Hickory Blvd.; thence,

4. With the southerly right-of-way line of Old Hickory Blvd. S 88° 08' 32" E, 256.62 feet to the point of beginning and containing 174.292 square feet or 4.0 acres.

Being the same property conveyed to Rowe Properties - Brentwood Limited Partnership by deed from Raintree Office Building, Ltd., of record in Book 7307, page 56, Register's Office of Davidson County, Tennessee, and in Book 683, page 490, Register's Office for Williamson County, Tennessee.

EXHIBIT A
(continued)

Tract Two:

A tract of land in the City of Brentwood, Fifteenth Civil District of Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin at the northeasterly corner of Winners Circle, a 50-foot wide road, as shown on the final plat of Maryland Farms, Section 7, of record in Plat Book 8, page 39, Register's Office for said County; said pin also being on the southerly property line of Lot No. 14, Maryland Farms, Section 7 and proceeding as follows; leaving said right-of-way line with said southerly property line south 86° 17' 00" East, 14.00 feet to an iron pin (new); thence leaving said southerly property line with a severance line of the herein described tract the J. T. Ward property in Will Book 41, page 969, Register's Office for said County, south 48° 43' 00" West, 19.80 feet to an iron pin (new) on the easterly right-of-way line of Winners Circle; thence with the easterly right-of-way line of said road in a northwardly direction of north 03° 43' 00" East, 14.00 feet to the point of beginning and containing 98 square feet, more or less.

Being the same property conveyed to Rowe Properties - Brentwood Limited Partnership by deed from BL, Ltd., of record in Book 714, page 960, Register's Office for said County.

EXHIBIT B

Beginning at an iron pin located at the southwest corner of the above-described tract; thence, south 86 degrees 17' 00" east 25 feet to a point; thence north 14 degrees 05' 47" east 557.51 feet; thence, north 88 degrees 08' 32" west 25 feet to a point in the eastern boundary of Lot 13 of Final Plat Secton 7 of Maryland Farms; thence, along said boundary south 14 degrees 05' 47" west 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.51 feet long.

51123
IDENTIF. ↑ REFERENCE

93 AUG 11 PM 2:44

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8752 08/11 0101 03CHECK 24.00

State of Tennessee, County of WILLIAMSON
Received for record the 11 day of
AUGUST 1993 at 9:44 AM. (REC# 62786)
Recorded in official records
Book 1103 Page 797- 802
Notebook 51 Page 331
State Tax $17020.00 Clerks Fee $ 1.00,
Recording $ 24.00, Total $ 17045.00,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON