| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| FR Properties, L.P.<br>5115 Maryland Way<br>Suite 300<br>Brentwood, TN 37027<br>Attn: Ann McKnight | 63-16A-60 | NEW OWNER |
| This instrument prepared by: Boult, Cummings, Conners & Berry (BW) BCY 37<br>414 Union Street, Suite 1600, 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, Barclays Business Credit, Inc., a Connecticut corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to FR Properties, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being described as follows (the "Property"):

> Being Lot Number 99, as shown on the plan of record in Plat Book 6900, page 550, 551 and 552, as amended by Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Barclays Business Credit, Inc. by Deed of record in Book 9070, page 108, Register's Office for Davidson County, Tennessee.

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 and will be paid by the Grantee.

2. All matters shown on Plats of record in Book 6900, pages 550, 551 and 552, as amended by Book 7462, page 445, Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 2247, page 75, said Register's Office.

4. Terms and provisions of restrictions of record in Book 7351, page 852, as amended by Book 7451, page 739, and Book 8336, page 393, said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 1994.

Notary Public
My Commission Expires: 11/2/96

NOTARY PUBLIC AT LARGE

152919.1 BWOOD
004840-004 5/18/94

Register's Office, together with such other instruments referred to therein.

5. Easement of record in Book 8007, page 235, said Register's Office.

6. Easement of record in Book 8657, page 179, said Register's Office.

7. Deeds as to "Open Space" and "Flood Plain" as recorded in Book 8207, page 276 and Book 8951, page 797.

8. Ingress and Egress Easement(s) to Fox Ridge Homes, Inc. as set forth in instrument recorded in Book 8739, page 991.

9. Charter of Chitwood Downs Homeowner's Association, Inc. of record in Book 7431, page 204.

10. Easement(s) to C. Hooper Development Company, as set forth in instrument recorded in Book 7460, page 930.

11. Easement(s) to C. Hooper Development Company, as set forth in instrument recorded in Book 7489, page 515.

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 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18 day of May, 1994.

Barclays Business Credit, Inc.

By: _____

Title: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clark W. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Barclays Business Credit, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of May, 1994.

Katherine W. Eidson
NOTARY PUBLIC

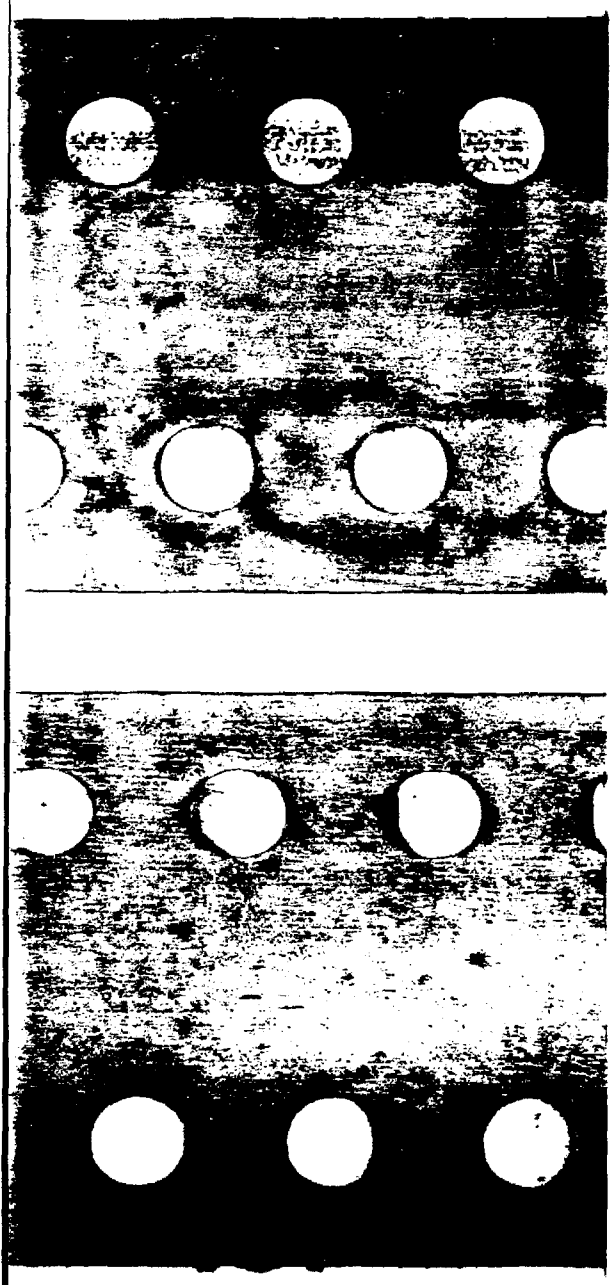
My Commission Expires: 11/2/96

51549
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 3:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7555 25.73 01:01 03CHECK 53.70

152919.1 BWOOD
004840-004 5/17/94



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

RECEIVED OF _____

FOR _____

BOOK 9349 PAGE 544

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 11000.00 |
| | | | CON TX | 40.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 53.70 |
| | | | CHECK | 53.70 |
| 05/18/94 | 01 | 15:26 | 0001 | 7686 |

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

51549
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 3:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 792698