THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $397,871.60 **Affiant** Subscribed and sworn to before me, this 29th day of August, 1996. Notary Public My Commission Expires: 3/22/98

Address New Owner As Follows: Butler Development, LLC 5068 Murfreeesboro Road Lavergne, TN 37086	Send Tax Bills To: SAME	Map-Parcel Number: Map 151 Parcel 6 2DX 06099 and Map 137, Part of Parcel 18 2DX 01620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE POINT PARTNERS, LTD., a Tennessee limited partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BUTLER DEVELOPMENT, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land Description of Phase 2 Penninsula Point according to a survey dated August 21, 1995 by MEC, Inc., Civil Engineering and Surveying, Job No. 10157-95B, Land Surveying No. 8520, as follows:

EAST TRACT:
Land in the 2nd Civil District of Davidson County, Tennessee, known as Phase Two, Penninsula Point and being more particularly described as follows:

Beginning at the northeast corner of Lot 61 of Phase One, Penninsula Point; thence, South 72 deg. 31 min. 11 sec. East, 506.11 feet; thence South 15 deg. 45 min. 00 sec. East, 405.36 feet; thence South 85 deg. 20 min. 41 sec. West, 184.96 feet; thence South 85 deg. 47 min. 52 sec. West, 122.71 feet; thence North 02 deg. 56 min. 53 sec. West, 195.78 feet; thence North 61 deg. 24 min. 18 sec. West, 80.98 feet; thence North 72 deg. 53 min. 01 sec. West, 50.70 feet;

thence South 80 deg. 23 min. 44 sec. West, 50.93 feet; thence North 04 deg. 05 min. 37 sec. West, 154.50 feet; thence, along a curve to the left, an arc of 8.48 feet, said curve having a radius of 426.31 feet, and a chord of South 85 deg. 20 min. 12 sec. West, 8.48 feet; thence North 05 deg. 13 min. 59 sec. West, 123.89 feet; thence South 70 deg. 37 min. 31 sec. West, 40.32 feet; thence, North 31 deg. 03 min. 52 sec. West, 72.46 feet to the point of beginning.

WEST TRACT:
Beginning at the northwest corner of Lot 10 of Phase One Penninsula Point; thence South 08 deg. 50 min. 23 sec. East, 119.19 feet; thence South 81 deg. 09 min. 37 sec. West, 23.26 feet to the northeast corner of a cemetery; thence, along the line of said cemetery South 89 deg. 40 min. 52 sec. West, 47.27 feet; thence, South 01 deg. 20 min. 17 sec. East, 127.13 feet; thence, North 85 deg. 10 min. 58 sec. East, 49.69 feet; thence, leaving said cemetery, South 08 deg. 50 min. 23 sec. East, 99.53 feet; thence South 85 deg. 39 min. 10 sec. West, 204.02 feet; thence South 86 deg. 14 min. 40 sec. West, 280.77 feet; thence South 86 deg. 47 min. 51 sec. West, 161.63 feet; thence North 01 deg. 11 min. 22 sec. East, 617.69 feet; thence North 86 deg. 11 min. 43 sec. East, 273.59 feet; thence South 80 deg. 02 min. 41 sec. East, 118.11 feet; thence South 64 deg. 18 min. 49 sec. East, 161.60 feet; thence South 37 deg. 15 min. 05 sec. East, 10.00 feet; thence South 30 deg. 38 min. 44 sec. East 51.33 feet; thence South 08 deg. 50 min. 23 sec. East, 113.63 feet; thence North 81 deg. 09 min. 43 sec. East, 32.06 feet to the point of beginning.

Being part of the same property conveyed to Pinnacle Point Partners, Ltd., a Tennessee limited partnership by deed from Allen D. Lentz, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary of record in Book 7254, page 896, Register's Office for Davidson County, Tennessee, and by deed from Raymond L. Simmons and wife, Kay C. Simmons of record in Book 7230, page 824, Register's Office for Davidson County, Tennessee, and by deed from Alex B. Liddle and wife, Margaret J. Liddle of record in Book 7429, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 Metro taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantee. By acceptance of delivery of this instrument, Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom.

2. Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Alex B. Liddle and wife, Margaret J. Liddle of record in Book 3910, page 247, Register's Office for Davidson County, Tennessee.

3. Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Sallie Adams Holmes of record in Book 3975, page 452, Register's Office for Davidson County, Tennessee.

4. Deed of General Warranty, Flowage Easement and Roadway Easement granted to United States of America by Robert Ralph Poe and wife, Sara Poe of record in Book 3852, page 639, Register's Office for Davidson County, Tennessee.

5. Family graveyard with right of ingress and egress on property, including premises, as set out in the deed from Overton Henry and wife, Edward E. Barthall of record in Book 342, page 600, Register's Office for said County.

6. Reservation of easement for ingress and egress, restrictions, maintenance, and grading reserved in deed of record in Book 3813, page 550, was terminated in the deed to Pinnacle Point Partners, Ltd., from Alex B. Liddle and wife, Margaret J. Liddle of record in Book 7429, page 141, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns, forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of August, 1996.

PINNACLE POINT PARTNERS, LTD.,
a Tennessee limited partnership

By: John T. Mynatt, General Partner
John T. Mynatt, General Partner

By: Patricia Mynatt
Patricia Mynatt, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John T. Mynatt,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **General Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

3317 09/03 0101 03CHECK 1485.13

WITNESS my hand, at office, this 29th day of August, 1996.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Mynatt,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **General Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

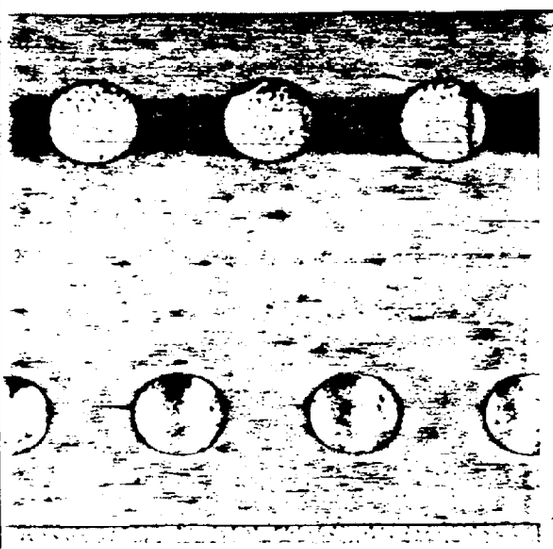
WITNESS my hand, at office, this 29th day of August, 1996.

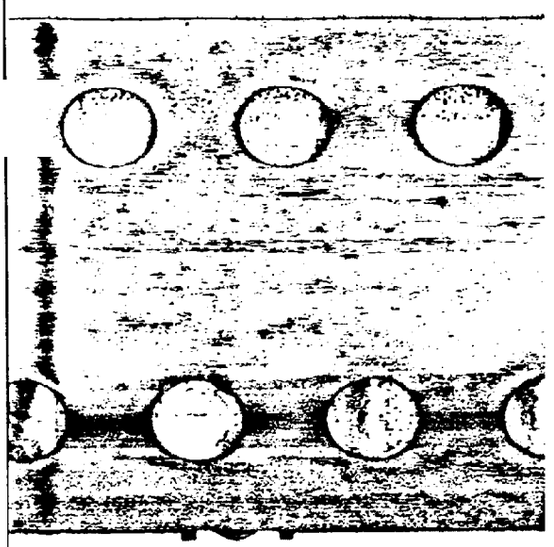
Notary Public

My Commission Expires: My Commission Expires MAY 23, 1998

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.
96 SEP -3 PM 3:41

IDENTIFICATION REFERENCE
0220668





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 77

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
397871.60
CON TX 1472.13
PRFEE 1.00
WDEED 12.00
TOTAL 1485.13
CHECK 1485.13
09/03/96 01 15:44 0001 3577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220668
IDENTIF. # REFERENCE

96 SEP -3 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026083