BOOK 10783 PG 890

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,895,000.00

Mary F. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 1998.

Susan Hensley Ellis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TCS PROPERTIES, LLC | NEW OWNER | MAP 34-9 |
| ~~1525 GALLATIN ROAD NORTH~~ | | PARCEL 172 |
| ~~MADISON, TN 37115~~ | | |
| 2445 DIRECTORS ROW STE. K INDIANAPOLIS, IN 46241-4937 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STJ, L.P., A TENNESSEE LIMITED PARTNERSHIP AND ROBERT O. FRENSLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TCS PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to the following:
1. 1998 Taxes and subsequent years.
2. Property is subject to all matters affecting said premises as contained in Plat Book 8250, Page 347, Register's Office for DAVIDSON County, TENNESSEE, including but not limited to a 14 feet wide permanent ingress-egress easement running adjacent and parallel to the northerly property line; a 35 feet wide permanent public utility easement running approximately S 20 deg. 36' 00" W across the subject property and being located in an easterly direction from the existing building; and a 30 feet wide permanent drainage easement running adjacent and parallel to the easterly property line.
3. Property is subject to Restrictive Covenants contained in Book 7480, Page 965, Book 7537, Page 359, AND AMENDED in Book 8100, Page 76, Register's Office for DAVIDSON County, TENNESSEE.
4. Property is subject to an easement for water lines granted to Madison Suburban Utility District of record in Book 8231, Page 373, said Register's Office.
5. Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 8486, Page 379, said Register's Office.
6. Any and all restrictions, conditions and easements of record.

This is improved property known as: 1525 GALLATIN ROAD NORTH, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand(s) this 28th day of JANUARY, 1998.

STJ, L.P. A TENNESSEE LIMITED PATNERSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT O. FRENSLEY, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of JANUARY, 1998.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT O. FRENSLEY with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the 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 day 28th of JANUARY 1998.

NOTARY PUBLIC

My Commission Expires: 3-21-98

0397629
IDENTIF. # REFERENCE
98 FEB -5 AM 9:55
DAVIDSON COUNTY, TN.

0083 02/05 0101 03CHECK 7024

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT A LEGAL DESCRIPTION



Being a tract or parcel of land located in the Tenth Councilmanic District of Davidson County, Tennessee, said tract being part of the property conveyed to Robert O. Frensley by quitclaim deed of record in book 7504, page 578, R.O.D.C. and part of the property conveyed to STJ, L.P., a Tennessee limited partnership, by deed of record in book 9320, page 514, R.O.D.C., said tract also being known as Lot No. 7-A of Rivergate Station - Section 3 as recorded in plan book 8250, page 847, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of Lot No. 7-B of Rivergate Station - Section 3 as of record in plan book 8250, page 347, R.O.D.C., and being the northwesterly corner of the herein described tract,

THENCE, leaving said easterly right-of-way line with the southerly line of Lot No. 7-B S 69°24'02" E, 790.20 feet to an iron rod,

THENCE, leaving said southerly line with the westerly line of property conveyed to Armstrong Rubber Co. by deed of record in book 4761, page 518, R.O.D.C., S 24°45'45" E, 277.50 feet to a concrete monument,

THENCE, leaving said westerly line with the northerly line of Rivergate Station - Section Four as of record in plan book 7900, page 18, R.O.D.C., N 69°24'01" W, 328.05 feet to an iron rod,

THENCE, continuing with said northerly line N 20°35'57" E, 10.00 feet to an iron pin,

THENCE, N 69°24'01" W, 225.00 feet to a railroad spike,

THENCE, S 20°36'00" W, 25.00 feet to an iron pin,

THENCE, N 69°24'01" W, 435.00 feet to a concrete monument, said monument being located in the easterly right-of-way line of Gallatin Pike,

THENCE, leaving said northerly line with the easterly right-of-way line of Gallatin Pike N 20°42'12" E, 209.97 feet to a railroad spike and the point of beginning.

NOTE: The above described property is subject to the following:

1) A 14 feet wide permanent ingress-egress easement running adjacent and parallel to the northerly property line.
2) A 35 feet wide permanent public utility easement running approximately S 20°36'00" W across the subject property and being located in an easterly direction from the existing building.
3) A 30 feet wide permanent drainage easement running adjacent and parallel to the easterly property line.
4) Any and all matters shown on the plat of record as evidenced in plan book 8250, page 347, R.O.D.C.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 10783 PG 893

| | | |
|---|---|---|
| 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
1895000.00
CON TX 7011.50
PRFEE 1.00
WDEED 12.00
TOTAL 7024.50
CHECK 7024.50

02/05/98 01 09:57 0001 0083

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

0397629
IDENTIF. ↑ REFERENCE

98 FEB -5 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1250637