A26

WARRANTY DEED

STATE OF TENNESSEE BOOK 10518 PG 656
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,809,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 98

Linda Joyce Barnes
Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Small Family, LLC (NAME)	New Owner (NAME)	PART OF 60-39.00
2947 Brick Church Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Langhans Family Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Small Family, LLC, a Tennessee 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

Being part of the same property conveyed to Langhans Family Properties, LLC by deed from Mid-South Press Corporation, of record in Book 10721, Page 414, said Register's Office.

Subject to Taxes for the year 1998 and subsequent years; Easement in Book 9587, Page 635; Agreement in Book 8105, Page 903; Agreement in Book 8105, Page 950; Lease Agreement in Book 8276, Page 413, all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 2947 Brick Church Pike, Nashville, TN 37207
(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 this 25th day of February 19 98

Langhans Family Properties, LLC
By:
H. David Langhans, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared H. David Langhans and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Langhans Family Properties, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said H. David Langhans as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 25th day of February 19 98.

My commission expires 5-23-98

Linda Kaye Barnes
Notary Public

LINDA KAYE BARNES NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE

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

CHERRY LAND SURVEYING, INC.
622 West Iris Drive Nashville, Tennessee 37204
(615) 269-3972 Fax (615) 269-9345

BOOK 10818 PG 688

LOT 3

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 3 OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AT A CORNER COMMON WITH LOT 2 OF SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING LOCATED SOUTH 03 DEG 43 MIN 28 SEC WEST, 664.86 FEET FROM AN IRON ROD SET AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2 SOUTH 86 DEG 07 MIN 48 SEC EAST, 427.27 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 187.11 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 225.30 FEET, THE CHORD OF WHICH IS SOUTH 62 DEG 46 MIN 27 SEC EAST, 181.77 FEET TO AN IRON ROD SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 2 SOUTH 38 DEG 58 MIN 59 SEC EAST, 83.10 FEET TO A IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 21.91 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 175.59 FEET, THE CHORD OF WHICH IS SOUTH 35 DEG 24 MIN 31 SEC EAST, 21.89 FEET TO AN IRON ROD SET;

THENCE SOUTH 31 DEG 50 MIN 03 SEC EAST, 255.25 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 156.17 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 400.00 FEET, THE CHORD OF WHICH IS SOUTH 20 DEG 38 MIN 58 SEC EAST, 155.18 FEET TO AN IRON ROD SET;

THENCE NORTH 80 DEG 32 MIN 07 SEC EAST, 55.85 FEET TO AN IRON ROD SET;

THENCE NORTH 50 DEG 49 MIN 07 SEC EAST, 102.76 FEET TO AN

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EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING C
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UNSATISFACTORY WHEN REC

IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 SOUTH 39 DEG 10 MIN 53 SEC EAST, 752.91 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 26 DEG 23 MIN 13 SEC EAST, 87.13 FEET TO AN IRON ROD SET;

THENCE SOUTH 20 DEG 51 MIN 07 SEC WEST, 56.20 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF BUFORD R. JONES, ET UX, AS OF RECORD IN DEED BOOK 9483, PAGE 140, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 WITH THE NORTHERLY PROPERTY LINE OF BUFORD R. JONES, ET UX NORTH 82 DEG 29 MIN 55 SEC WEST, 870.90 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 10179, PAGE 873, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT NORTH 05 DEG 24 MIN 56 SEC EAST, 302.97 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 1 OF SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID LOT 1 NORTH 21 DEG 57 MIN 25 SEC EAST, 220.16 FEET TO AN IRON ROD SET;

THENCE NORTH 80 DEG 32 MIN 07 SEC EAST, 75.00 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 136.65 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 350.00 FEET, THE CHORD OF WHICH IS NORTH 20 DEG 38 MIN 58 SEC WEST, 135.78 FEET TO AN IRON ROD SET;

THENCE NORTH 31 DEG 50 MIN 03 SEC WEST, 255.25 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 15.67 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 125.59 FEET, THE CHORD OF WHICH IS NORTH 35 DEG 24 MIN 31 SEC WEST, 15.66 FEET TO AN IRON ROD SET;

THENCE NORTH 38 DEG 58 MIN 59 SEC WEST, 83.10 FEET TO AN IRON ROD SET;

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THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 145.58 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 175.30 FEET, THE CHORD OF WHICH IS NORTH 62 DEG 46 MIN 27 SEC WEST, 141.43 FEET TO AN IRON ROD SET;

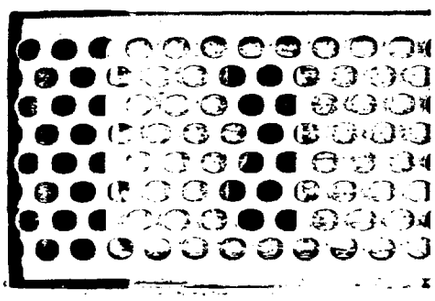
THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 1 NORTH 86 DEG 07 MIN 48 SEC WEST, 427.52 FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 03 DEG 43 MIN 28 SEC EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 427,397 SQUARE FEET OR 9.812 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10818 PG 691

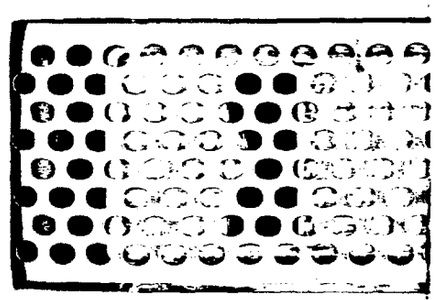
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CART
2809200.00
CON TX 10394.04
PRFEE 1.00
WDEED 20.00
TOTAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

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DOCUMENT & REFERENCE

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No. 1260581