Box 23
MDT

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (LMP)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

BOOK 11092 PAGE 921

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Fitzpatrick Family Members, L.L.C.	Same	Map 94-10
2211 Hampton Avenue		Parcels 14 and 16
Nashville, Tennessee 37215		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$425,000.00~~

Affiant

Subscribed and sworn to before me this the 31st day of August, 1998

Notary Public

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

1-27-2001

My Commission Expires JAN 27, 2001

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 and sufficiency of which are hereby acknowledged, **Erin C. Abernathy, an unmarried person,** hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Fitzpatrick Family Members, L.L.C.,** a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit B.

This is improved property known as 926 Lebanon Road, Lebanon, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that she 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 Grantor does further covenant and bind herself, her successors, assigns, and representatives, 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 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 this 31st day of August, 1998.

Erin C. Abernathy

Erin C. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Erin C. Abernathy, an unmarried person,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 1998.

Marilyn Hyde

Notary Public

My Commission Expires:

1-27-2001

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 27, 2001

N MBH 251025.1
824355-0001 08/28/98

EXHIBIT A

TRACT "A"

A tract of land in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lots 2 and 3 as shown on the Plan of Georgia Industrial Realty Company's South Nashville Property of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee, the same being the First Part of Tract No. 1 and the second part of Tract No. 2 of record in Deed Book 7386, Page 333, said Register's Office and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 98-111\5911 and proceeding as follows:

Beginning at an iron pin (new) on the westerly right-of-way margin of Omohundro Place, a 60-foot right-of-way; said pin being at the intersection of said Omohundro Place and the northerly margin of a 15-foot Alley; thence,

1. With the northerly margin of said Alley, South 84°44'02" West, a distance of 312.51 feet to an iron pin (new) in the easterly right-of-way margin of Lannom Street, a 50-foot right-of-way; thence,

2. With the easterly right-of-way margin of said Lannom Street, North 05°18'02" West, a distance of 58.50 feet to an iron pin (new) at the northerly terminus of said Lannom Street; thence,

3. With the northerly terminus of said Lannom Street, South 84°44'02" West, a distance of 42.49 feet to an iron pin (new) on the southeasterly margin of the City Water Main property of record in Deed Book 89, page 163, Register's Office for Davidson County, Tennessee; thence,

4. With said City Water property, in a northeasterly direction, with a 859.70-foot radius curve to the left, having a central angle of 14°35'24", for an arc distance of 218.92 feet to an iron pin (new); said curve has a chord bearing and distance of North 35°45'25" East, 218.33 feet; thence,

5. North 28°27'21" East, a distance of 101.70 feet to an iron pin (new); thence,

6. With a 915.46-foot radius curve to the right, having a central angle of 12°37'23", for an arc distance of 201.69 feet to an iron pin (new) at the southerly property line of a tract of land conveyed to the City of Nashville of record in Deed Book 716, page 74, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 34°46'02" East, 201.28 feet; thence,

7. With the south line of said City of Nashville property, North 63°38'23" East, a distance of 28.37 feet to an iron pin (new) on the westerly right-of-way margin of said Omahundro Place; thence,

8. With the westerly right-of-way margin of said Omohundro Place, South 05° 11'07" East, 472.13 feet to the Point of Beginning and containing 94,453 square feet or 2.1684 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of a Category "1" Survey.

TRACT "B"

A tract of land in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Lots 2 and 3 as shown on the Plan of Georgia Industrial Realty Company's South Nashville Property of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee, the same being the Second Part of Tract No. 1 and the First Part of Tract No. 2 of record in Deed Book 7386, Page 333, said Register's Office and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 98-111\5911 and proceeding as follows:

Commencing at a point on the westerly right-of-way margin of Omohundro Place, a 60-foot right-of way; said point being at the intersection of the westerly margin of said Omohundro Place and the southerly margin of the CSX Transportation Railroad; thence,

Southwesterly, with a 1959.71-foot radius curve to the right, having at a central angle of 02°24'34", for an arc distance of 82.41 feet to an iron pin (new) being the Point of Beginning of the herein described tract; said curve has at a chord bearing and distance of South 73°38'26" West, 82.40 feet; said pin also being on the northwesterly margin of the City Water Main property of record in Deed Book 89, Page 163, Register's Office of Davidson County, Tennessee; thence,

1. Southwesterly, with at a 995.46-foot radius curve to the left, having at a central angle of 12°43'45" for an arc distance of 221.16 feet to an iron pin (new) on the northwesterly margin of said City Water Main property; said curve has at a chord bearing and distance of South 34°49'13" West, 220.70 feet; thence,

2. South 28°27'21" West, at a distance of 101.70 feet to an iron pin (new); thence,

3. With at a 779.00-foot radius curve to the right, having at a central angle of 51°30'00", for an arc distance of 700.20 feet to an iron pin (new) at the southerly end of at a survey witness line; said curve has at a chord bearing and distance of South 54°12'21" West, 676.87 feet; thence,

4. South 79°57'21" West, a distance of 44.00 feet to an iron pin (new) in the center of Browns Creek; thence,

5. With the center of Browns Creek, North 07°35'26" West, a distance of 299.52 feet to an iron pin (new); thence,

6. North 04°44'18" West, a distance of 279.17 feet to an iron pin (new) in the southerly margin of CSX Transportation Railroad; thence,

7. With the southerly margin of said CSX Transportation Railroad, North 85°49'11" East, passing an iron pin (new) at 45.00 feet to the northerly end of a survey witness line, for a total distance of 448.84 feet to an iron pin (new); thence,

8. With a 1959.71-foot radius curve to the left, having a central angle of 11°20'55", for an arc distance of 388.16 feet to the Point of Beginning; said curve has a chord bearing and distance of North 80°08'44" East, 387.52 feet.

The above-described tract contains 317,142 square feet or 7.2806 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of a Category "1" Survey.

Being all of the same property as shown on the Plan of Georgia Industrial Realty Company's South Nashville Property of record in Book 421, Page 187, Register's Office for Davidson County Tennessee.

Tracts A and B being the same property conveyed to Erin C. Abernathy by deed of record in Deed Book 7386, Page 333, Register's Office for Davidson County, Tennessee.

EXHIBIT B

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for the year 1998 and subsequent years.

2. All matter as shown on Plat of record in Book 421, page 187, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County as set forth instructions of record in Book 4565, page 436; Book 6335, page 927; Book 6342, page 566; and Book 6335, page 924, Register's Office for Davidson County, Tennessee.

4. Easement(s) to the Tennessee Valley Authority as set forth in instrument of record in Book 1358, page 40; Book 1237, page 180; and Book 1684, page 535, Register's Office for Davidson County, Tennessee.

5. Flowage Easement(s) to United States of America, as set forth in instrument of record in Book 2154, page 371, Register's Office for Davidson County, Tennessee.

6. Easement for the flow of Brown's Creek.

7. Rights of the Railroad under a Charter Right-of-Way.

8. Easement to Tennesee Electric Power Company, as set forth in instrument recorded in Book 787, page 99, Register's Office for Davidson County, Tennessee.

9. Agreement pertaining to Electric Power Wire Towers, as set forth in instrument recorded in Book 437, page 182, Register's Office for Davidson County, Tennessee.

10. Matter as shown on the survey of Ragan Smith Associates, Paul C. Sauve, Registered Land Surveyor, Tennessee License No. 1796, 315 Woodland Street, Nashville, Tennessee, dated August 7, 1998, last revised August 27, 1998, bearing Job No. 98-111/5911.

0482582
98 SEP -1 PM 2:47
5098 09/01 0101 03CHECK 1595.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11092 PAGE 926

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 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1595.50
CHECK 1595.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5098

0482582

CROSS REFERENCE

93 SEP -1 PM 2:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 1340549