WARRANTY DEED

BOOK 11357 PG. 909

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,050,365.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 10/22/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danco Property Investments, LLC	Danco Property Investments	172-075.00
(NAME)	(NAME)	
25.31acres,Holt Rd/Mt.Pisgah Rd	109 Holicay Ct., Suite B-3	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Franklin, TN 37064	
(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, Paul C. Simpson, Jr., an undivided 48.33 percentage interest in the property, and Lucien C. Simpson, an undivided 51.67 percentage interest in the * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danco Property Investments, LLC

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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin found (IPF) on the northerly right of way of Holt Road (50' right of way) at the southwesterly corner of Marvin E. Jinnette as recorded in Deed Book 5552, Page 865, R.O.D.C., thence leaving Jinnette and with said right of way, N 83° 16' 37" W, 358.32' to an IPF at the southeasterly corner of Wexford Downs Subdivision as recorded in Plat Book 9700, Page 308, R.O.D.C., thence leaving Holt Road and with the easterly line of Wexford Downs Subdivision the following calls: N 4° 47' 38" E, 313.99' to an IPF at a bend in the fence; N 8° 23' 46" W, 1,057.81' to an IPF in the fence; N 8° 54' 47" W, 780.13' to an IPF on the southerly right of way of Mt. Pisgah Road (50' right of way); thence leaving Wexford Downs Subdivision and with said right of way, S 84° 39' 30" E, 711.77' to an IPF at the northwesterly corner of said Jinnette; thence leaving Mt. Pisgah Road and with Jinnette the following calls: S 8° 38' 23" E, 1021.45' to an IPF in a fence; S 84° 36' 13" W, 352.11' to an IPF at a fence corner, S 8° 45' 45" E, 806.18' to an IPF; S 5° 03' 49" W, 333.56' to the point of beginning. Containing 25.31 acres, more or less, as surveyd by Arrowhead Survey, J. Mark Cantrell, R. L. S. #1859, on October 2; 1998.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 25.31acres,Holt Rd/Mt.Pisgah Rd, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*property

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 our hand s this 25th day of February 19 99

Paul C Simpson Jr. by Lucien C Simpson attorney in fact
Paul C. Simpson, Jr.

Lucien C Simpson
Lucien C. Simpson

02/25/99 02CHECK 3897.35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucien C. Simpson

the bargainor _____, with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee, this 25 day of February 19 99.

Commission expires 11-18-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of February, 1999, before me personally appeared Lucien C. Simpson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul C. Simpson, Jr. and acknowledged that he executed the same as the free act and deed of Paul C. Simpson, Jr.

Notary Public

My Commission Expires: 11-18-01

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Paul C. Simpson, Jr., an undivided 48.33 percentage interest in the property, and Lucien C. Simpson, an undivided 51.67 percentage interest in the property, by Executor's Deed from The Estate of Adelaide C. Simpson, deceased, of record in Book 11016, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Davidson taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.

Subject to an Easement Agreement of record in Book 11124, Page 852, Register's Office for Davidson County, Tennessee.

Subject to flow of creeks and streams across said property.

Subject to ingress/egress to cemetary located on subject property.

99 FEB 26 AM 10:56
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
05537759
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 PG. 911

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0553759

IDENTIF. & REFERENCE

99FEB 26 AM 10:56

REGISTER
COUNTY, TN.

CAMT	
	1050365.00
CON TX	3886.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3897.35
CHECK	3897.35

02/26/99 01 10:54 0001 0897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430099