File Box 9B
First Title and Escrow Company, Inc.

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11425 PG. 772

No. 16081

Address New Owner(s):
SBJ PARTNERS
2209 Crestmoor Rd., Ste. 310
Nashville, TN 37215

Send Tax Bills to
NEW OWNER

Tax Information
Map: 156-13
Parcel: 25

99 MAR -9 AM 11:22

05723399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHASE CREEK, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SBJ PARTNERS, a general partnership, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" hereto.

This is unimproved property located at 8204 West Chase Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 30th day of March, 1999.

CHASE CREEK, LLC
a Tennessee limited liability company

BY: Patrick Malone, Chief Manager
PATRICK MALONE
Chief Manager

305 - 75 04/09 0101 03CHECK 0550

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MALONE, 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 the CHIEF MANAGER of CHASE CREEK, LLC, 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 30th day of March, 1999.

Notary Public

My Commission Expires:

9/18/99

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 77,500.00.

Affiant

Subscribed and sworn to before me, this
30th day of March, 1999.

Notary Public

My Commission Expires:

9/18/99

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revision Two Final Plat For Chase Creek as of record in Plat Book 9700, page 524, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Chase Creek, LLC, a Tennessee limited liability company by deed from Railroad Services, Inc., a Tennessee corporation of record in Book 10463, page 979, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

(1) 1999 Taxes, which have been prorated and will be paid by the Grantor;

(2) Declaration of Covenants, Conditions and Restrictions of record in Book 10659, page 914;

(3) All applicable recorded easements;

(4) Charter of record in Book 10391, page 570; and

(5) All matters appearing on the Plan of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11425 PG. 776

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

0572399 99APR-9 AM 11:22

CAMT 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 305.75
CHECK 305.75

04/09/99 01 11:24 0001 0550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449544