99 APR 14 AM 11:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05/39975

This Instrument Was Prepared By:

Jack F. Stringham II, Attorney at Law,
Suite 1500, Nashville City Center,
511 Union Street,
Nashville, Tennessee 37219

BOOK 11431 PG. 163

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:
Cane Ridge Farms, LLC
315 Deaderick Street, Suite 1600
Nashville, Tennessee 37219-1600

SEND TAX BILLS TO
Same

MAP/PARCEL
Map 174,
Parcels 17, 35, 84
and a portion of 83
Map 182, a portion
of Parcel 11

FOR AND IN CONSIDERATION OF TEN 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, **JL INVESTMENTS, LLC** (the "Grantor"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto **CANE RIDGE FARMS, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A

This is unimproved property located on Cane Ridge Road, Antioch, Davidson County, Tennessee 37103.

TO HAVE AND TO HOLD 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 it does covenant with the said Grantee that it 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 set forth on attached Exhibit B; and it does further covenant and bind itself, its successors and assigns, 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.

WITNESS our hands, this 13th day of April, 1999.

JL INVESTMENTS, LLC

By: _____
Chief Manager

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Marshall L. Hix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of JL Investments, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand, at office, this 13th day of April, 1999.

JACK P. STRINGHAM, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,040,000.00.

Affiant

Subscribed and sworn to before me,
this the 13th day of April, 1999.

Notary Public

My Commission Expires:

10-12-99

EXHIBIT A

Tract 1:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF BRUCE F. BURGESS, ET UX, AS OF RECORD IN DEED BOOK 5939, PAGE 685, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE WESTERLY RIGHT-OF-WAY LINE OF CANE RIDGE ROAD, 50 FEET IN WIDTH, SAID IRON ROD BEING LOCATED AT N:616048.4280, E:1777440.3976 TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83) 1990 WHICH WAS OBTAINED BY GPS OBSERVATION;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CANE RIDGE ROAD ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 339.01 FEET, THE RADIUS OF WHICH IS 372.00 FEET, THE CENTRAL ANGLE OF WHICH IS 52 DEG 12 MIN 55 SEC, THE CHORD OF WHICH IS SOUTH 52 DEG 46 MIN 28 SEC EAST, 327.40 FEET TO AN IRON ROD SET;

THENCE SOUTH 78 DEG 52 MIN 55 SEC EAST, 282.38 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 368.55 FEET, THE RADIUS OF WHICH IS 287.92 FEET, THE CENTRAL ANGLE OF WHICH IS 73 DEG 20 MIN 28 SEC, THE CHORD OF WHICH IS SOUTH 42 DEG 12 MIN 41 SEC EAST, 343.90 FEET TO AN IRON ROD SET;

THENCE SOUTH 05 DEG 32 MIN 27 SEC EAST, 285.79 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF HOLLIS AND FRANCES CRABTREE, AS OF RECORD IN DEED BOOK 10798, PAGE 388, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF CANE RIDGE ROAD WITH THE NORTHERLY PROPERTY LINE OF HOLLIS AND FRANCES CRABTREE, SOUTH 81 DEG 01 MIN 58 SEC WEST, 949.07 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE WESTERLY PROPERTY LINE OF HOLLIS AND FRANCES CRABTREE, SOUTH 10 DEG 03 MIN 50 SEC EAST, 151.69 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF ROBERT LEON KIEFFER, ET UX, AS OF RECORD IN DEED BOOK 4814, PAGE 373, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF ROBERT LEON KIEFFER, ET UX, SOUTH 88 DEG 51 MIN 09 SEC EAST, 275.10 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF PATRICIA ANITA DEAL JACKSON (MAP 174, PARCEL 161), AS OF RECORD IN DEED BOOK 10374, PAGE 450, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF PATRICIA ANITA DEAL JACKSON, SOUTH 09 DEG 31 MIN 18 SEC EAST, 414.16 FEET TO AN IRON ROD SET IN THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF PATRICIA ANITA DEAL JACKSON (MAP 174, PARCEL 85), AS OF RECORD IN DEED BOOK 10374, PAGE 450, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

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THENCE WITH THE NORTHERLY PROPERTY LINE OF PATRICIA ANITA DEAL JACKSON, SOUTH 77 DEG 10 MIN 09 SEC WEST, 146.31 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE WESTERLY PROPERTY LINE OF PATRICIA ANITA DEAL JACKSON, SOUTH 17 DEG 48 MIN 14 SEC WEST, 390.98 FEET TO A CEDAR TREE AT A CORNER COMMON WITH THE PROPERTY OF SALLY H. AND PAUL D. WINGLER, AS OF RECORD IN DEED BOOK 9639, PAGE 570, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SALLY H. AND PAUL D. WINGLER, SOUTH 18 DEG 57 MIN 49 SEC WEST, 196.94 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF PAUL D. WINGLER, ET UX, AS OF RECORD IN DEED BOOK 5750, PAGE 758, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF PAUL D. WINGLER, ET UX, NORTH 89 DEG 03 MIN 47 SEC WEST, 311.82 FEET TO AN OAK TREE;

THENCE WITH THE WESTERLY PROPERTY LINE OF PAUL D. WINGLER, ET UX, SOUTH 17 DEG 37 MIN 43 SEC WEST, 187.24 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF SALLY H. WINGLER, AS OF RECORD IN DEED BOOK 2650, PAGE 451, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SALLY H. WINGLER, NORTH 84 DEG 47 MIN 04 SEC WEST, 480.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF TURNER FARM PARTNERS, L.P., AS OF RECORD IN DEED BOOK 10489, PAGE 623, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF TURNER FARM PARTNERS, L.P., NORTH 82 DEG 40 MIN 48 SEC WEST, 1525.25 FEET TO AN IRON ROD SET;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF TURNER FARM PARTNERS, L.P., NORTH 79 DEG 36 MIN 31 SEC WEST, 1176.44 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF ROY WENDELL HALE, ET UX, AS OF RECORD IN DEED BOOK 4648, PAGE 616, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF ROY WENDELL HALE, ET UX, NORTH 08 DEG 53 MIN 53 SEC EAST, 411.38 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 09 DEG 18 MIN 35 SEC EAST, 366.79 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MARK K. PHILLIPS, ET UX, AS OF RECORD IN DEED BOOK 6010, PAGE 439, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF MARK K. PHILLIPS, ET UX, NORTH 09 DEG 18 MIN 31 SEC EAST, PASSING AN IRON ROD SET, SAID IRON ROD BEING A WITNESS POINT, AT 703.18 FEET FOR A TOTAL OF 728.18 FEET TO A POINT IN THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF SUSAN L. MORGAN AND JOHN DAVID KRAUSS, AS OF RECORD IN DEED BOOK 9488, PAGE 216, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SUSAN L. MORGAN AND JOHN DAVID KRAUSS, SOUTH 56 DEG 52 MIN 28 SEC EAST, 97.39 FEET TO AN IRON ROD SET;

THENCE SOUTH 81 DEG 53 MIN 28 SEC EAST, 103.58 FEET TO A POINT;

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THENCE SOUTH 66 DEG 55 MIN 28 SEC EAST, 218.62 FEET TO A POINT, SAID POINT BEING NORTH 09 DEG 36 MIN 32 SEC EAST, 25.00 FEET FROM AN IRON ROD SET, SAID IRON ROD BEING A WITNESS POINT;

THENCE NORTH 09 DEG 36 MIN 32 SEC EAST, 121.70 FEET TO AN EXISTING IRON ROD;

THENCE CONTINUING WITH THE SOUTHERLY PROPERTY LINE OF SUSAN L. MORGAN AND JOHN DAVID KRAUSS AND WITH THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF PHILLIP L. TAYLOR, AS OF RECORD IN DEED BOOK 7656, PAGE 904, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 82 DEG 24 MIN 57 SEC EAST, 870.59 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF GEORGE T. JOHNSON, ET UX, AS OF RECORD IN DEED BOOK 6415, PAGE 881, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF GEORGE T. JOHNSON, ET UX, SOUTH 81 DEG 07 MIN 44 SEC EAST, 650.08 FEET TO AN EXISTING TACK IN STONE;

THENCE NORTH 07 DEG 36 MIN 37 SEC EAST, 745.79 FEET TO AN EXISTING IRON ROD;

THENCE CONTINUING WITH THE SOUTHERLY PROPERTY LINE OF GEORGE T. JOHNSON, ET UX AND WITH THE SOUTHERLY PROPERTY LINE OF SAID BRUCE F. BURGESS, ET UX, SOUTH 83 DEG 17 MIN 22 SEC EAST, 1372.70 FEET TO THE POINT OF BEGINNING. CONTAINING 7,010,721 SQUARE FEET (160.944 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO JAMES R. KIEFFER, AS OF RECORD IN DEED BOOK 4799, PAGE 492 AND DEED BOOK 7023, PAGE 171, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ROBERT LEON KIEFFER, ET UX, AS OF RECORD IN DEED BOOK 4814, PAGE 373, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE SAME PROPERTY CONVEYED TO TURNER FARM PARTNERS, L.P., AS OF RECORD IN DEED BOOK 10489, PAGE 623, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN, BUT EXCLUDED FROM THE PROPERTY DESCRIBED HEREIN IS A TRACT OF LAND (OUTPARCEL) LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF BRUCE F. BURGESS, ET UX, AS OF RECORD IN DEED BOOK 5939, PAGE 685, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE WESTERLY RIGHT-OF-WAY LINE OF CANE RIDGE ROAD, 50 FEET IN WIDTH, SAID IRON ROD BEING LOCATED AT N:616048.4280, E:1777440.3976 TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83) 1990 WHICH WAS OBTAINED BY GPS OBSERVATION;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CANE RIDGE ROAD ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 255.86 FEET, THE RADIUS OF WHICH IS 372.00 FEET, THE CENTRAL ANGLE OF WHICH IS 39 DEG 24 MIN 31 SEC, THE CHORD OF WHICH IS SOUTH 46 DEG 22 MIN 16 SEC EAST, 250.85 FEET TO AN IRON ROD SET;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF JAMES R. KIEFFER, ET AL, AS OF RECORD IN DEED BOOK 4799, PAGE 492, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 60 DEG 07 MIN 07 SEC WEST, 710.57 FEET TO AN IRON ROD SET;

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THENCE NORTH 27 DEG 43 MIN 15 SEC WEST, 193.25 FEET TO AN IRON ROD SET;

THENCE NORTH 21 DEG 58 MIN 04 SEC WEST, 472.87 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF SAID BRUCE F. BURGESS, ET UX;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF BRUCE F. BURGESS, ET UX, SOUTH 83 DEG 17 MIN 22 SEC EAST, 706.16 FEET TO THE POINT OF BEGINNING. CONTAINING 289,131 SQUARE FEET (6.637 ACRES MORE OR LESS).

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES R. KIEFFER, ET UX, AS OF RECORD IN DEED BOOK 4799, PAGE 492, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The legal description contained herein is the same as that contained in a survey prepared by Jimmy W. Springer, License No. 825, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated February 5, 1999.

Being a portion of the same property conveyed to JL Investments, LLC by deeds of record in Book 11431, page 132, Book 11431, page 138, Book 11431, page 144, Book 11431, page 150, and Book 11431, page 155, all in the Register's Office for Davidson County, Tennessee.

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Tract 2:

Beginning at a point in the east margin of Cane Ridge Road, being 25 feet from the centerline of said road and being the northwestern most corner of this tract, and being a common corner with Tract1, said point being a new iron rod,
thence N 85 Degrees 24 Minutes 05 Seconds E, a distance of 842.22' to a new iron rod,

thence N 05 Degrees 27 Minutes 08 Seconds E, a distance of 302.97' to a old iron rod at a fence corner post,

thence along the old fence, N 07 Degrees 57 Minutes 15 Seconds E, a distance of 824.47' to a old iron rod in the fence line,

thence with another fence, S 84 Degrees 17 Minutes 22 Seconds E, a distance of 240.79' to a new iron rod beside a fallen 24 inch Cedar tree,

thence S 86 Degrees 07 Minutes 49 Seconds E, a distance of 219.85' to a old iron rod beside a 24 inch Cherry tree,

thence S 84 Degrees 59 Minutes 37 Seconds E, a distance of 267.29' to a a old iron rod beside a 24 inch Ash tree,

thence leaving said fence line, S 88 Degrees 08 Minutes 45 Seconds E, a distance of 66.76' to a old iron rod,

thence N 79 Degrees 12 Minutes 57 Seconds E, a distance of 102.75' to a old iron rod beside a 24 inch Cherry tree in a fence row,

thence along said fence, S 06 Degrees 16 Minutes 34 Seconds W, a distance of 445.85' to a new iron rod beside a 18 inch Ash tree,

thence S 07 Degrees 50 Minutes 23 Seconds W, a distance of 215.25' to a new iron rod in the fence line,

thence S 01 Degrees 51 Minutes 24 Seconds W, a distance of 198.02' to a old iron rod,

thence S 07 Degrees 20 Minutes 00 Seconds W, a distance of 200.43' to old iron rod at a corner fence post,

thence with said fence, N 83 Degrees 06 Minutes 09 Seconds W, a distance of 111.01' to a new iron rod beside a old fence corner post,

thence S 06 Degrees 10 Minutes 59 Seconds W, a distance of 50.51' to a old iron rod,

thence S 08 Degrees 33 Minutes 56 Seconds W, a distance of 128.41' to a old iron rod in a fence row,

thence leaving said fence, S 83 Degrees 52 Minutes 31 Seconds W, a distance of 928.38' to a old iron rod beside a metal post,

thence S 83 Degrees 51 Minutes 59 Seconds W, a distance of 685.27' to a old iron rod in the margin of Cane Ridge road,

thence along said margin, N 05 Degrees 57 Minutes 23 Seconds W, a distance of 250.00' t to the Point of Beginning.

Containing 1333029 square feet or **30.60 acres** more or less.

The legal description contained herein is the same as that contained in a survey prepared by Scott D. McCormick, License No. 1672, McCormick Land Surveyors, 204 Brookhollow Drive, Old Hickory, Tennessee 37138, dated March 14, 1997.

Being a portion of the same property conveyed to JL Investments, LLC by deeds of record in Book 11431, page 155, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 11431 PG. 170

1. Taxes for the year 1999.

2. Easement for the flow of a creek.

3. That portion of the property within the bounds of Cane Ridge Road.

4. Easement to the United States of America as set forth in an instrument of record in Book 4428, page 565, Register's Office for Davidson County, Tennessee.

5. Easement to Metropolitan Government of Nashville and Davidson County as set forth in an instrument of record in Book 5078, page 476, Register's Office for Davidson County, Tennessee.

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2253 04/14 0101 03CHECK 11283.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11431 PG. 171

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

057397 5

IDENTIFICATION REFERENCE

99 APR 14 AM 11:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	3040000.00
CON TX	11248.00
PRFEE	1.00
WDEED	32.00
CFEE	2.00
TOTAL	11283.00
CHECK	11283.00

04/14/99 01 11:32 0001 2253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451228