WARRANTY DEED

BOOK 11443 PG. 955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp. 05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mill Run, LLC, a Tennessee	SAME	MAP 173
(NAME)	(NAME)	
5120 Virginia Way, Suite C-12		PARCEL 83
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Billy Ray Huffman and Randy Huffman and Rhonda Lehmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mill Run, 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".

Being a part of the same property conveyed to W. L. Baker by deed from I. F. Bush and wife, S. P. Bush of record in Book 196, page 403, said Register's Office. W. L. Baker has since died. E. M. Baker was an heir at law of W. L. Baker. The interest of the remaining heirs of W. L. Baker was conveyed to E. M. Baker and wife, Ruth Melvin Baker by deed from Lucy J. Baker, a widow of W. L. Baker, deceased, et al of record in Book 873, page 142, said Register's Office. Ruth Melvin Baker died leaving E. M. Baker as her surviving spouse. E. M. Baker has since died leaving a life estate to his wife, Martha T. Baker with remainder to Billy Ray Huffman, Randy Huffman and Rhonda Huffman (now known as Rhonda Lehmer). Martha T. Baker has since died. The Will of E. M. Baker was admitted to Probate in Will Book 82, page 9, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 1999 real property taxes which have been assumed by the grantee(s); (b) transmission lines easment of record in Book 3933, page 359, said Register's Office; and (c) sewer easement of record in Book 10448, page 188, said Register's Office.

unimproved (X)
This is improved ( ) property, known as Old Hickory Boulevard, Nashville, Tennessee
(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 our hand s this 13th day of April 19 99

Billy Ray Huffman

Billy Ray Huffman

Rhonda Lehmer

Rhonda Lehmer

Randy Huffman

Randy Huffman

EXHIBIT "A"

BOOK 11443 PG. 956

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND LYING IN THE FIFTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PARCEL 83 ON MAP 173 OF THE DAVIDSON COUNTY TAX ASSESSORS OFFICE;

BEGINNING ON AN IRON PIN (NEW) IN THE WESTERLY MARGIN OF OLD HICKORY BLVD. SAID PIN BEING SOUTHERLY 627.76 FEET ± FROM THE CENTERLINE OF BARNES ROAD AND BEING THE SOUTH EAST CORNER OF FRANK JONES, (D.B. 762, PG. 642) R.O.D.C.;

THENCE, WITH THE MARGIN OF OLD HICKORY BLVD THE FOLLOWING CALLS;
S07°18'08"W – 468.98' TO AN IRON PIN (NEW);
S03°44'10"W – 1051.78' TO AN IRON PIN (OLD) AT THE NORTHEAST CORNER OF THE W.K. BRITTAIN PROPERTY, (D.B. 1417, PG. 113) R.O.D.C.;

THENCE, WITH BRITTAIN N83°22'53"W – 359.48' TO AN IRON PIN (OLD) THE NORTH EAST CORNER OF JESSE C. KING, JR. (D.B. 3673, PG. 541) R.O.D.C.;

THENCE, WITH KING N82°41'10"W – 665.68' TO A 26" OAK TREE;

THENCE, N83°06'53"W PASSING AN IRON PIN (NEW) A WITNESS CORNER AT 338.93' AND CONTINUING 62.92' FOR A TOTAL OF 401.85' TO A POINT IN THE CENTER OF MILL CREEK AND BEING IN THE EASTERLY LINE OF RAYMOND A. CLAXTON (D.B. 6716, PG. 760) R.O.D.C.;

THENCE, WITH CLAXTON AND MILL CREEK THE FOLLOWING CALLS;
N35°18'37"W – 227.00' TO A POINT;
N24°03'10"W – 558.62' TO A POINT;
N16°24'43"W – 132.97' TO A POINT;
N37°49'46"E – 118.26' TO A POINT;
N81°14'06"E – 109.23' TO A POINT;
N56°20'50"E – 253.30' TO A POINT;
N56°44'07"E – 337.54' TO A POINT;
N47°22'55"E – 156.60' TO A POINT;

THENCE LEAVING MILL CREEK S84°48'54" PASSING AN IRON PIN (NEW) A WITNESS CORNER AT 134.98' AND CONTINUING 238.06' FOR A TOTAL OF 373.04' TO A FENCE POST (OLD) BEING THE SOUTH WEST CORNER OF FRANK JONES (D.B. 762, PG. 642) R.O.D.C.;

THENCE, WITH JONES S81°54'28"E – 773.52' TO THE POINT OF BEGINNING
AS SHOWN ON A SURVEY BY THOMAS, MILLER, AND PARTNERS DATED 2–04–1999.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

98117DESC.dwg

0577594
INSTRUMENT REFERENCE
99 APR 23 AM 8:06
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
04/23 0101 03CHECK 2327.50

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 Billy Ray Huffman and Randy Huffman and Rhonda Lehmer

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 1999.

Commission expires _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11443** PG. **958**

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

0577594

IDENTIFICATION REFERENCE

99 APR 23 AM 8:07

DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

CAMT
625000.00
CON TX 2312.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2327.50
CHECK 2327.50

04/23/99 01 08:09 0001 6107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476048