THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
#2008852/ldc

**GENERAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| LCT, L.P.<br>Attn: Lester Turner, Jr.<br>P.O. Box 100850<br>Nashville, TN 37224 | Same | Part of Map 100<br>Parcel 10 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Indian Creek Partners, LLC, a Tennessee limited liability company, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto LCT, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Old Pond Creek Road at the common corner with Dixon Northcutt of record in Deed Book 10527, Page 499, R.O.D.C.;

Thence, leaving said margin with the east line of said Northcutt, N10°17'34"E, 499.22 feet to an iron pin;
Thence, N11°42'09"W, 248.06 feet to an iron pin;
Thence, N44°24'41"W, 112.66 feet to an iron pin;
Thence, leaving Northcutt and severing subject property, N75°00'00"E, 813.86 feet to an iron pin;
Thence, S14°59'53"W, 777.67 feet to an iron pin;
Thence, S58°54'58"W, 625.89 feet to a point in the easterly margin of Old Pond Creek Road;
Thence, with said margin and a curve concave to the west having a central angle of 10°06'39", a radius of 283.34 feet and chord of N10°17'31"W, 49.94 feet for an arc length of 50.00 feet to the point of beginning, containing 462,356 square feet or 10.61 acres, more or less.

BEING a part of the same property conveyed to Indian Creek Partners, LLC, a Tennessee limited partnership, by Deed of Record in Book 10851, page 697, Register's Office for Davidson County, Tennessee.

The source of this description is the survey of Crawford Land Surveyors, P.C. dated March 3, 1999 (revised March 17, 1999).

This is unimproved property.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1999, a lien but not yet due and payable.

05884494
IDENTIF. # REFERENCE
99 MAY 18 PM 4:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $95,490.00.

Affiant

Sworn to and subscribed before me this 14th day of May, 1999.

Notary Public

My Commission Expires:

5/30/99

LORI A. COX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.

2. Easement and Agreement to Maintain dated as of January 8, 1999, by and between Indian Creek Partners, LLC and LCT, L.P. recorded of even date herewith.

3. Declaration of Covenants and Restrictions of Indian Creek Farms dated as of January 8, 1999, by and between Indian Creek Partners, LLC and LCT, L.P. recorded of even date herewith.

4. All matters shown on the survey of Crawford Land Surveyors, P.C. dated March 3, 1999 (revised March 17, 1999).

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 14 day of May 1999.

INDIAN CREEK PARTNERS, LLC

By: David C. Tune
Its: ~~President~~ Secretary

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Patty J Welch, a Notary Public, David C. Tune, with whom I am personally acquainted, who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of Indian Creek Partners, LLC, a limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 14th day of May, 1999.

Patty J Welch
Notary Public

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

My Commission Expires:

9/29/2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11483 PG. 914

| | | |
|---|---|---|
| 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 |

0588494

IDENTIF. ↑ REFERENCE

99 MAY 18 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 95490.00 |
| CON TX | 353.31 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 368.31 |
| CHECK | 368.31 |

05/18/99 02 16:13 0001 7654

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1462273