WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 99

Notary Public

MY COMMISSION EXPIRES: 6/10/99
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys, 320 West Main Street, Suite 105, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynden Springs, LLC	Lynden Springs, LLC	173
(NAME)	(NAME)	
15.83 acres, Blue Hole Road	1410 Kensington Square Ct., Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Murfreesboro, TN 37130	45
(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, Marilyn Joyce Frye

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynden Springs, 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:

FOR COMPLETE LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Marilyn Joyce Frye, married by deed of record in Deed Book 11382, page 157 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the easement of record in Deed Book _____, page _____; to the Gulf Transmission line easement of record in Deed Book 4235, page 268, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 15.83 acres, Blue Hole Road, Nashville, TN
(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 my hand this 3rd day of June 99

Marilyn Joyce Frye

William L. Frye by Joyce M. Frye Attorney in Fact

William L. Frye, spouse of Marilyn Joyce Frye hereby joins in this conveyance to convey any and all marital interest I may have in and to siad property.

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, MARILYN JOYCE FRYE, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes contained therein, and who further acknowledged that she is the Attorney-in-Fact of 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, WILLIAM L. FRYE, by virtue of an instrument of record in Trust Deed Book 9494, page 203, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, at office, on this the 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 6/14/99

0600514

RECEIVED FOR REFERENCE

99 JUN 16 PM 1:03

REGISTER
DAVIDSON COUNTY, TN.

PROPERTY DESCRIPTION

ADDENDUM "A"

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

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLUE HOLE ROAD, 50 FEET IN WIDTH, AND THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF RIDDLE AND ROSE, AS OF RECORD IN DEED BOOK 9240, PAGE 481, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 3 ON THE FINAL PLAT OF LEWIS ESTATES, AS OF RECORD IN PLAT BOOK 6200, PAGE 388, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BLUE HOLE ROAD WITH THE NORTHERLY PROPERTY LINE OF RIDDLE AND ROSE, BEING LOT 3 OF SAID LEWIS ESTATES, THE NORTHERLY PROPERTY LINE OF RIDDLE AND ROSE, AS OF RECORD IN DEED BOOK 9240, PAGE 481, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 OF SAID LEWIS ESTATES, AND THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF MICHAEL D. AND KAREN S. CREEL, AS OF RECORD IN DEED BOOK 11182, PAGE 665, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 OF SAID LEWIS ESTATES, SOUTH 79 DEG 27 MIN 03 SEC WEST, 749.71 FEET TO AN EXISTING IRON ROD IN THE EASTERLY PROPERTY LINE OF THE PROPERTY OF DAISY C. GOSSETT, AS OF RECORD IN DEED BOOK 1578, PAGE 423, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF DAISY C. GOSSETT, NORTH 05 DEG 08 MIN 02 SEC EAST, 222.81 FEET TO AN IRON ROD SET;

THENCE NORTH 84 DEG 29 MIN 06 SEC WEST, 489.36 FEET TO AN IRON ROD SET;

THENCE NORTH 06 DEG 57 MIN 52 SEC EAST, 593.40 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF PINE OAK PROPERTIES, II, LP, AS OF RECORD IN DEED BOOK 10881, PAGE 126, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF PINE OAK PROPERTIES, II, LP, SOUTH 82 DEG 58 MIN 17 SEC EAST, 492.08 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF JAMES P. FREEMAN, AS OF RECORD IN DEED BOOK 8883, PAGE 474, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF JAMES P. FREEMAN, SOUTH 83 DEG 13 MIN 31 SEC EAST, 297.90 FEET TO AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLUE HOLE ROAD;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BLUE HOLE ROAD, SOUTH 43 DEG 24 MIN 58 SEC EAST, 159.80 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE (NON-TANGENT) TO THE RIGHT, WITH AN ARC LENGTH OF 219.97 FEET, THE RADIUS OF WHICH IS 476.72 FEET, THE CENTRAL ANGLE OF WHICH IS 26 DEG 26 MIN 14 SEC, THE CHORD OF WHICH IS SOUTH 33 DEG 32 MIN 20 SEC EAST, 218.02 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 23 DEG 26 MIN 13 SEC EAST, 193.87 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE (NON-TANGENT) TO THE RIGHT, WITH AN ARC LENGTH OF 155.40 FEET, THE RADIUS OF WHICH IS 719.76 FEET, THE CENTRAL ANGLE OF WHICH IS 12 DEG 22 MIN 14 SEC, THE CHORD OF WHICH IS SOUTH 15 DEG 11 MIN 29 SEC EAST, 155.10 FEET TO THE POINT OF BEGINNING. CONTAINING 691,928 SQUARE FEET (15.884 ACRES MORE OR LESS).

0511 06/16 0101 03CHECK 1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0600514

DEED AND REFERENCE

99 JUN 16 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11530 PG. 483

CAMT	270000.00
CON TX	999.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1014.00
CHECK	1014.00

06/16/99 01 13:06 0001 0511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479110