Box 2
1

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

BOOK 11614 PAGE 557

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
TWIN OAKS ASSOCIATES, a Tennessee general partnership c/o Mr. Willie K. Davis First Management Services, Inc. 333 Union Street, Suite 400 Nashville, Tennessee 37201	Same	119-16-0 094.00

99 AUG 10 PM 4:12
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0622840

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of August, 1999.

Notary Public

My Commission Expires:

My Commission Expires MAY 27, 2001

WARRANTY DEED

4510 08/10 0101 03CHECK 111.50

FOR AND IN CONSIDERATION of the sum of Ten and No/100 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, **GLEN ASSOCIATES**, a Tennessee joint venture, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **TWIN OAKS ASSOCIATES**, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is unimproved property known as Lot 27, Twin Oaks Subdivision, Nashville, Tennessee.

N NS 281866.1
399172-008 07/30/99

TO HAVE AND TO HOLD the 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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to sell and convey it, and that the same is unencumbered, except as shown on on **Exhibit B** attached hereto and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor.

And Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives 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.

GLEN ASSOCIATES,
a Tennessee joint venture

BY: Willie K Davis

ITS: Managing partner

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Willie K. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Partner of **Glen Associates**, the within named bargainor, a Tennessee joint venture, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the _____ day of August, 1999.

Monica R Barfield
Notary Public

My Commission Expires:

My Commission Expires MAY 27, 2001

NOTARY PUBLIC

N NS 281866.1
399172-008 07/30/99

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Twin Oaks Subdivision, Section Two, Phase One, as shown on plat of record in Plat Book 8250, Page 025 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Glen Associates, by Deed from The Glen, Limited, of record in Book 7733, Page 472, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1999 Taxes, a lien, which are not yet due and payable.
Tax Map Parcel No. 119-16-0 094.00

2. All matters as shown on the final plat of Section Two - Phase One for Twin Oaks Subdivision, recorded in Plat Book 8250, Page 025 on June 21, 1999 in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11614 PAGE 561

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

0622840
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 4:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	25000.00
ERR	CO
MAMT	25000.00-
CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	111.50
CHECK	111.50

08/10/99 01 16:11 0001 4510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502686