WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 1999

Notary Public

MY COMMISSION EXPIRES: 7-27-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McEwen Development, LLC	Bank United	172-169, 175, 102
(NAME)	(NAME)	
1524 Fernwood Drive	115 Hazel Path Drive, Suite 4	AND 104
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Hendersonville, TN 37075	
(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, Steven L. Baird and wife, Ronna E. Baird

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

Tract No. I:

7632 09/13 0101 03CHECK 2346.00

Land in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Caldwell Engineering & Surveying dated January 18, 1984, as follows:

Beginning at an iron pin, the intersection of the north right-of-way of Old Smyrna Road and the west right-of-way of Edmondson Pike, thence with the north right-of-way of Old Smyrna Road N 78 deg. 32 min. W 362.50 feet to an iron pin; thence, leaving said right-of-way N 11 deg. 29 min. E 105.00 feet to an iron pin; thence, N 78 deg. 32 min. W 415.00 feet to an iron pin in the east line of a 1.59 acre tract, thence, running with said property line N 11 deg. 29 min. E 265.86 feet to an iron pin; thence, S 79 deg. 05 min. E passing through the Trustees of Community Bible Church's southeast corner at 49.54 feet for a total distance of 618.54 feet to an iron pin in the west right-of-way of Edmondson Pike; thence with said right-of-way S 11 deg. 24 min. E 409.00 feet to the point of beginning containing 5.00 acres, more or less.

Tract No. II:

CONTINUED

unimproved ( )
This is improved (X) property, known as 6015 Edmondson Pike, 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 10th day of September 1999

Steven L. Baird

Ronna E. Baird

FILED FOR RECORD
99 SEP 13 PM 1:11
350777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Baird and wife, Ronna E. Baird

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 Brentwood, Tennessee, this 1st day of September 1999.

Commission expires 2-27-2002

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Land in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Caldwell Engineering & Surveying dated July 12, 1984, as follows:

Beginning at an iron pin in the southeast corner of said lot, same being the corner 362.5 feet northwest of the intersection of Edmondson Pike and Old Smyrna Road, thence along said right-of-way N 78 deg. 32 min. W 415.00 feet to an iron pin; thence N 11 deg. 29 min. E 105.00 feet to an iron pin; thence S 78 deg. 32 min. E 415.00 feet to an iron pin; thence S 11 deg. 29 min. W 105.00 feet to an iron pin in the northerly right-of-way of Old Smyrna Road, being the point of beginning containing 1.00 acre, more or less.

Tract No. III:

Land in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Caldwell Engineering & Surveying dated January 18, 1984, as follows:

Beginning at an iron pin in the north right-of-way of Old Smyrna Road being the southwest corner of the herein described property, same being the southeast corner of the Charles White property as of record in Deed Book 5131, Page 318, Register's Office for said County; thence leaving said right-of-way with White's east line N 11 deg. 52 min. E 618.77 feet to an iron pin in the south line of the James Karnes' property as of record in Deed Book 4494, Page 961, Register's Office for said County; thence with Karnes' south line S 79 deg. 02 min. E 140.91 feet to an iron pin at the northwest corner of the Trustees of Community Bible Church property as of record in Deed Book 4148, page 203, Register's Office for said County; thence with the west line of said church property S 1 deg. 52 min. W 248.66 feet to an iron pin; thence leaving said west line N 79 deg. 05 min. W 49.54 feet to an iron pin; thence S 11 deg. 29 min. W 370.86 feet to an iron pin at the north right-of-way of Old Smyrna Road, thence with said right-of-way N 78 deg. 32 min. W 94.00 feet to the point of beginning containing 1.59 acres, more or less.

Tract No. IV:

Being a portion of Lot 2 on the Plan of the "Partition of the Lands of Pierce Waller", recorded in Book 56, Page 453, Register's Office for Davidson County, Tennessee; and being a portion of Lot 8 as shown on a later survey of "Irma Waller Alexander Subdivision" described by Gary Cummings, Surveyor, dated May 1, 1967, copy of which is recorded in Book 5131, Page 318, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly boundary of Old Smyrna Road 1,028.5 feet from a point on the northwesterly boundary of Old Smyrna Road and being the intersection with Edmondson Pike; thence North 6 deg. 00 min. East 811.0 feet to a point on a deadline; thence South 85 deg. 00 min. East 43 feet 6 inches to a point; thence South 6 deg. 00 min. West 200 feet to a point; thence South 85 deg. 00 min. East 110.45 feet to a point; thence South 6 deg. 00 min. West 622.37 feet to a point on the northerly boundary of Old Smyrna Road; thence South 85 deg. 0 min. East along the northerly boundary of Old Smyrna Road, 157 feet to the point of beginning.

Being the same property conveyed to Steven L. Baird and wife, Ronna E. Baird by deed from Lawrence R. Hamby and wife, Barbara J. Hamby of record in Book 8353, Page 136, Register's Office for Davidson County, Tennessee, as to Tracts I, II & III. And, being the same property conveyed to Steven L. Baird, unmarried, by deed from Lawrence Robert Hamby, unmarried, of record in Book 9869, Page 80, said Register's Office, as to Tract IV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11659 PAGE 391

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

0635077

IDENTIFICATION REFERENCE

99 SEP 13 PM 1:08

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				630000.00
			CON TX	2331.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	2346.00
			CHECK	2346.00
09/13/99	01	13:11	0001	7632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515619