STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,267,507.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29th day of September, 1999.

Notary Public

NOTARY PUBLIC AT LARGE
SANDY RING
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10/1/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

MAIL ENV.
99 SEP 29 PM 3:52
REGISTER
DAVIDSON COUNTY, TN
RECEIVED FOR REFERENCE
06409 04

ADDRESS NEW OWNER(S) AS FOLLOWS:
Danco Property Investments, LLC
109 Holiday Ct., Suite B-3
Franklin, TN 37067

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: P/O 149-0-319.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Double M. Partners, LLC** hereinafter referred to as Grantor, hereby transfers and conveys to **Danco Property Investments, LLC** hereinafter referred to as Grantee, his 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" For A Complete Legal Description.

Being a portion of the same property conveyed to Double M. Partners, a Tennessee General Partnership, by General Warranty Deed from Houston Ezell Corporation of record in Book 8915, Page 374, and re-recorded in Book 10332, Page 25, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Book 8915, Page 386, Register's Office for Davidson County, Tennessee. Double M. Partners was converted to Double M. Partners, LLC by Articles of Conversion of a General Partnership to a Limited Liability Company filed of record in the Secretary of State's Office for the State of Tennessee on June 12, 1995 at 1:59 PM a copy of which is attached as Exhibit "B".

This conveyance is made subject to the following:

County taxes for the year 1999 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who were responsible for payment of said taxes at closing. Portion of Map 149 Parcel 319.

Taxes for the year 2000 and subsequent years, a lien, not yet due and payable.
Portion of Map 149 Parcel 319.00

Any and all visible easements lying on or across the property.

All matters as shown on the Plan of record in Book 6900, Pages 561-562, said Register's Office.

All matters as shown on the survey of J. S. Brenner, R.L.S. #980, dated December 6, 1985, and revised April 1, 1986, including but not limited to any improvements thereon, easements for telephone lines, electric service, gas service, right-of-ways, driveway and roadways, creeks and/or springs and easements for sanitary sewer and storm drainage.

Easement for flow of creeks and/or springs.

Easement for telephone line granted American Telephone and Telegraph Company of record in Book 1207, Page 529, said Register's Office.

All matters as shown on the plan of record in Plan Book 3, page 26, Chancery Court at Nashville, Tennessee, which shows a proposed road along the north boundary of Lot 6 and 7, and any easement thereon.

Right-of-way along Rural Hill Road and also along unnamed gravel road leading to Morgan Cemetery.

That portion of the property contained within the bounds of any roadway.

Easement for unnamed gravel road leading to Morgan Cemetery.

Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, said Register's Office.

Right of Way Easement of record in Book 1147, Page 148, said Register's Office.

Easement for sanitary sewer and/or storm drainage of record in Book 7453, Page 445, said Register's Office.

Easement for sewer (20 ft. wide) along the westerly boundary line of record in Book 8795, Page 158, said Register's Office.

Easement for Storm Water Detention Agreement of record in Book 7632, Page 962, said Register's Office.

All matters on appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998 and revised September 24, 1999, prepared by Anderson-Delk & Associates, Inc.

All conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is un-improved property known as 110.218 Acres, more or less, Rural Hill Road, Antioch, TN 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 29th day of September, 1999.

Doyle R. Monday, Member

Mays Enterprises, Member

By: Terry Mays, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Doyle R. Monday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Double M. Partners, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member of Double M. Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Member of a Double M. Partners, LLC.

Witness my hand and official seal this 29th day of September, 1999.

SANDY RING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

10/1/2002
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires OCT. 1, 2002

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Terry Mays, Managing Partner of Mays Enterprises, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Double M. Partners, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member of Double M. Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Member of a Double M. Partners, LLC.

Witness my hand and official seal this 29th day of September, 1999.

SANDY RING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

10/1/2002
My Commission Expires

Exhibit "A"

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Double M Partners Property

Being a 110.218 more or less acre tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Double M Partners as evidenced by deed of record in Deed Book 8915, page 374, and Deed Book 8915, page 386, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the westerly right-of-way of Rural Hill Road, said point being at the southerly end of a return curve at the southerly margin of Bridgecrest Drive, as shown on the plan of Cambridge Forest, Section One, of record in Plat Book 9700, page 300, Register's Office Davidson County, Tennessee;

Thence with said right-of-way of Rural Hill Road, the following three calls:
South 06 Degrees 40 Minutes 59 Seconds West a distance of 118.49 Feet to an iron pin;
Around a curve to the left through a central angle of 23 Degrees 47 Minutes 37 Seconds, a radius of 859.62 Feet, an arc distance of 356.98 Feet, a chord bearing of South 05 Degrees 12 Minutes 50 Seconds East, a chord distance of 354.42 Feet to an iron pin;
Thence South 17 Degrees 06 Minutes 38 Seconds East a distance of 131.96 Feet to an iron pin;

Thence with the northerly line of the Burrell J. Prince Property of record in Deed Book 6001, page 343, Register's Office Davidson County, Tennessee,
North 82 Degrees 04 Minutes 06 Seconds West a distance of 929.56 Feet to an iron pin;

Thence with the northerly line of the Harding University Inc. Property of record in Deed Book 7656, page 726, Register's Office Davidson County, Tennessee,
North 64 Degrees 37 Minutes 46 Seconds West a distance of 628.87 Feet to an iron pin;

Thence with the easterly line of the Charles M. Blackman Sr. et ux Property of record in Deed Book 5377, page 91, Register's Office Davidson County, Tennessee,
North 06 Degrees 09 Minutes 06 Seconds East a distance of 650.00 Feet to an iron fence post;
Thence with the northerly line of said Blackman Property, the following three calls:
North 83 Degrees 19 Minutes 34 Seconds West a distance of 396.51 Feet to an iron pipe;
South 16 Degrees 32 Minutes 32 Seconds West a distance of 199.80 Feet to an iron pin;
North 81 Degrees 14 Minutes 13 Seconds West a distance of 425.79 Feet to an iron pin;

Thence with the northerly line of the Robert Otis Kidd Property of record in Deed Book 8883, page 18, Register's Office Davidson County, Tennessee, the following five calls:
North 85 Degrees 36 Minutes 23 Seconds West a distance of 205.56 Feet to an iron pin;
North 78 Degrees 45 Minutes 59 Seconds West a distance of 144.59 Feet to a planted stone;
North 35 Degrees 14 Minutes 51 Seconds West a distance of 265.94 Feet to a planted stone;
North 83 Degrees 43 Minutes 48 Seconds West a distance of 439.06 Feet to an iron pin;
North 82 Degrees 26 Minutes 20 Seconds West a distance of 189.69 Feet to an iron pin;

Thence with the easterly line of the Cripple Creek Partners Property of record in Deed Book 7675, page 288, Register's Office Davidson County, Tennessee, the following five calls:
North 10 Degrees 06 Minutes 01 Seconds East a distance of 56.79 Feet to a point;
North 06 Degrees 49 Minutes 02 Seconds East a distance of 252.28 Feet to a point;
North 06 Degrees 35 Minutes 08 Seconds East a distance of 141.55 Feet to a point;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
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North 04 Degrees 51 Minutes 44 Seconds East a distance of 45.64 Feet to a point;
North 01 Degrees 32 Minutes 36 Seconds East a distance of 74.35 Feet to a 16" Hackberry;
Thence with the northerly line of said Cripple Creek Property,
North 67 Degrees 36 Minutes 44 Seconds West a distance of 185.57 Feet to a fence corner;

Thence with the easterly line of the Margie L. Ferreira Property of record in Deed Book 9492, page 250, Register's Office Davidson County, Tennessee,
North 05 Degrees 23 Minutes 55 Seconds East a distance of 832.47 Feet to a concrete monument found at the southwesterly corner of Lot 100 on the plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, page 419, Register's Office Davidson County, Tennessee;

Thence with the southerly line of said Lot 100,
South 86 Degrees 15 Minutes 27 Seconds East a distance of 120.02 Feet to a concrete monument;
Thence with the easterly line of said Lot 100,
North 02 Degrees 35 Minutes 48 Seconds East a distance of 90.67 Feet to a concrete monument;
Thence around a return curve to the left through a central angle of 87 Degrees 17 Minutes 01 Seconds, a radius of 25.00 feet, an arc distance of 38.08 Feet, a chord bearing of North 41 Degrees 02 Minutes 43 Seconds West, a distance of 34.51 Feet to an iron pin;

Thence with the southerly margin of Pebble Creek Drive, around a curve to the left through a central angle of 05 Degrees 25 Minutes 59 Seconds, a radius of 1029.98 feet, an arc distance of 97.67 Feet, a chord bearing of South 87 Degrees 24 Minutes 13 Seconds East, a chord distance of 97.63 Feet to an iron pin;

Thence with the westerly line of 99 on said plan of Oakwood, Phase Six, Section One, around a return curve to the left through a central angle of 87 Degrees 17 Minutes 01 Seconds, a radius of 25.00 feet, an arc distance of 38.08 Feet, a chord bearing of South 46 Degrees 14 Minutes 17 Seconds West, a chord distance of 34.51 Feet to an iron pin;
South 02 Degrees 35 Minutes 48 Seconds West a distance of 100.00 Feet to an iron pin;

Thence with the southerly line of said plan of Oakwood, Phase Six, Section One, the following three calls:
South 87 Degrees 27 Minutes 46 Seconds East a distance of 124.86 Feet to a concrete monument;
South 38 Degrees 55 Minutes 27 Seconds East a distance of 44.75 Feet to an iron pin;
North 75 Degrees 13 Minutes 40 Seconds East a distance of 388.56 Feet to an iron pin;

Thence with the southerly margin of an unnamed 50' Avenue as shown on plat of record in Plat Book 3, page 26, Chancery Court, Nashville, Tennessee, the following four calls:
South 82 Degrees 56 Minutes 24 Seconds East a distance of 844.24 Feet to an iron pin;
South 83 Degrees 28 Minutes 04 Seconds East a distance of 1426.96 Feet to an iron pin;
South 76 Degrees 58 Minutes 55 Seconds East a distance of 293.21 Feet to an iron pin;
South 07 Degrees 25 Minutes 48 Seconds East a distance of 139.64 Feet to an iron pin;

Thence leaving the margin of said avenue, and with a new line, severing said Double M Partners Property, the following ten calls:
South 82 Degrees 34 Minutes 12 Seconds West a distance of 5.00 Feet to an iron pin;

Property Description
110.218 Ac.
Portion of Double M Partners Property
Page Three

South 30 Degrees 53 Minutes 54 Seconds West a distance of 226.86 Feet to an iron pin;
North 87 Degrees 05 Minutes 24 Seconds West a distance of 631.92 Feet to an iron pin;
South 86 Degrees 38 Minutes 08 Seconds West a distance of 178.65 Feet to an iron pin;
South 17 Degrees 48 Minutes 33 Seconds East a distance of 20.62 Feet to an iron pin;
South 50 Degrees 13 Minutes 25 Seconds West a distance of 129.74 Feet to an iron pin;
Around a curve to the left through a central angle of 07 Degrees 35 Minutes 12 Seconds, a radius of 372.74 Feet, an arc distance of 49.36 Feet, a chord bearing of North 48 Degrees 56 Minutes 25 Seconds West, a chord distance of 49.32 Feet to an iron pin;
South 37 Degrees 15 Minutes 59 Seconds West a distance of 124.22 Feet to an iron pin;
South 61 Degrees 21 Minutes 43 Seconds West a distance of 85.56 Feet to an iron pin;
Thence South 17 Degrees 05 Minutes 12 Seconds West, passing the most nortwesterly corner of Lot 106 on the plan of Cambridge Forest, Section Two, of record in Plat Book 9700, page 672, Register's Office Davidson County, Tennessee, at 69.76 Feet, and continuing with said plan of Cambridge Forest, Section Two, a total distance of 326.03 Feet to an iron pin;

Thence with a new line, severing said Double M Partners Property, the following seven calls:
South 72 Degrees 55 Minutes 30 Seconds West a distance of 66.68 Feet to an iron pin;
South 11 Degrees 52 Minutes 39 Seconds East a distance of 253.71 Feet to an iron pin;
South 45 Degrees 25 Minutes 38 Seconds East a distance of 321.64 Feet to an iron pin;
South 34 Degrees 47 Minutes 51 Seconds East a distance of 179.45 Feet to an iron pin;
South 43 Degrees 41 Minutes 05 Seconds East a distance of 128.43 Feet to an iron pin;
South 78 Degrees 31 Minutes 56 Seconds East a distance of 107.01 Feet to an iron pin;
North 57 Degrees 55 Minutes 07 Seconds East a distance of 108.95 Feet to an iron pin;

Thence with the common line of the herein-described tract and the afore-said plan of Cambridge Forest, Section One, the following three calls:
South 75 Degrees 55 Minutes 30 Seconds East a distance of 159.10 Feet to an iron pin;
South 33 Degrees 28 Minutes 53 Seconds East a distance of 81.64 Feet to an iron pin;
South 03 Degrees 07 Minutes 09 Seconds West a distance of 157.64 Feet to an iron pin, said point lying on the southerly margin of Bridgecrest Drive at its westerly terminus;

Thence with said margin of Bridgecrest Drive, the following calls:
around a curve to the left through a central angle of 01 Degrees 54 Minutes 58 Seconds, a radius of 772.53 Feet, an arc distance of 25.83 Feet, a chord bearing of South 87 Degrees 50 Minutes 20 Seconds East, a chord distance of 25.83 Feet to an iron pin;
Thence South 88 Degrees 47 Minutes 49 Seconds East a distance of 215.00 Feet to an iron pin;
Around a curve to the right through a central angle of 07 Degrees 59 Minutes 58 Seconds, a radius of 2115.23 Feet, an arc distance of 295.32 Feet, a chord bearing of South 84 Degrees 47 Minutes 50 Seconds East, a chord distance of 295.08 Feet to an iron pin;
Thence South 80 Degrees 47 Minutes 50 Seconds East a distance of 84.88 Feet to an iron pin;
Around a return curve to the right through a central angle of 87 Degrees 28 Minutes 49 Seconds, a radius of 30.00 feet, an arc distance of 45.80 Feet, a chord bearing of South 37 Degrees 03 Minutes 26 Seconds East, a chord distance of 41.48 Feet to the point of beginning containing 4,801,105 square feet or 110.218 acres, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

FILED

RECEIVED
STATE OF TENNESSEE

95 JUN 12 PM 1:59

BETTY BOSWELL
SECRETARY OF STATE

Prepared by and return to:
William T. Mays, Jr.
Waring Cox, PLC
50 N. Front Street
Suite 1300
Memphis, TN 38103

BOOK 1163 0 PAGE 869

ARTICLES OF CONVERSION OF A GENERAL PARTNERSHIP TO A LIMITED LIABILITY COMPANY FOR DOUBLE M PARTNERS

Pursuant to the provisions of the Tennessee Limited Liability Company Act, Tennessee Code Annotated Sections 48-201-101, et seq., the undersigned partners of DOUBLE M PARTNERS, a Tennessee general partnership (the "Partnership"), hereby execute these Articles of Conversion for the conversion of the Partnership to a limited liability company ("LLC") as further provided by Tennessee Code Annotated Sections 48-204-101, et seq.:

1. The name and principal business address of the Partnership is:

DOUBLE M PARTNERS
2907 Cayce Lane
Columbia, Tennessee 38401

2. The names of each of the general partners of the Partnership are:

Mays Enterprises
Doyle R. Monday

3. The terms and conditions of the conversion have been approved by the unanimous vote of the partners of the Partnership.

4. The LLC will operate under the following name:

DOUBLE M PARTNERS, LLC

5. The complete address, including the county, of the initial registered office of the LLC is:

2907 Cayce Lane
P.O. Box 1147
Columbia, Tennessee 38401
Maury County

6. The name of the initial registered agent at that office is:

Terry Mays

7. At the date and time of formation, the LLC has two or more members.

8. The LLC will be member-managed.

BOOK 11630 PAGE 870

9. There are two (2) members at the date of filing of these Articles of Conversion.

10. The complete address, including county, of the principal office of the LLC is:

2907 Cayce Lane
P.O. Box 1147
Columbia, Tennessee 38401
Maury County

11. The LLC has the power to expel a member only in the manner provided in its operating agreement.

12. The term of the LLC shall continue until December 31, 2045, and thereafter from year to year, unless in either case terminated sooner pursuant to its operating agreement.

13. The members of the LLC have preemptive rights only in the manner specified in its operating agreement.

14. Any assignment of the governance rights shall be effective only if such assignment is approved by the members and parties to contribution agreements holding a majority of the voting power (or such higher or more stringent majority percentage as may be specified in the operating agreement) which would exist if the parties to contribution agreements were members, exclusive of the voting power held by the member seeking to make the assignment.

15. The LLC shall not be dissolved and wound up by reason of any event that terminates the continued membership of a member if there are at least two (2) remaining members and the existence and business of the LLC is continued by the consent, within ninety (90) days after the termination of the continued membership of said member, of a majority in interest of the remaining members (or such higher or more stringent majority percentage of the remaining as may be specified in the operating agreement).

16. This document is to be effective upon filing by the Secretary of State.

DATED June 5th, 1995.

JUN 12 PM 1:59

RILEY DARNELL
SECRETARY OF STATE

BOOK 11630 PAGE 871

MAYS ENTERPRISES, General Partner

By: _____
Terry Mays, Managing Partner

_____
Doyle R. Monday, General Partner

87-8728 RECORDED 1010 6750 8/82

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

0640904

INDEXING REFERENCE

29 SEP 29 PM 3:52

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11630 PAGE 872

CAMT	1267507.00
CON TX	4689.78
PRFEE	1.00
UDEED	36.00
CFEE	2.00
TOTAL	4728.78
CHECK	4728.78

09/29/99 01 15:55 0001 3848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521759