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THIS INSTRUMENT PREPARED BY:
Smith-Pitts & Associates, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

FROM: **RON L. PATTERSON** and wife, **JANIE PATTERSON**

PICK-UP

TO: **HICKORY HOLLOW EXCHANGE, LLC,**
a Georgia limited liability company

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
3761 Venture Drive Suite 260 Venture, Georgia 30096	SAME	174-100

99 OCT -1 PM 1:59
FILED FOR RECORD & RECORDED
DAVIDSON COUNTY, TENNESSEE

06411738

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

4724 10/01 0101 03CHECK 1244.00

Subscribed and sworn to before me this 30th day of September, 1999.

Notary Public

My Commission Expires: 9/22/01

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and No/100 Dollars ($330,000.00) cash in hand paid by **HICKORY HOLLOW EXCHANGE, LLC**, a Georgia limited liability company, herein called the **GRANTEE**, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RON L. PATTERSON and wife, JANIE PATTERSON**, herein collectively called the **GRANTOR**, have this day bargained and sold, and by these presents do transfer and convey unto **GRANTEE**, its successors and assigns, all of the **GRANTOR's** right, title and interest in and to

that certain tract or parcel of real property located in Davidson County, State of Tennessee, described in Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that they are lawfully seized and possessed of said real property, in fee simple, have good right to convey said real property, and that the same is unencumbered, except as set forth on Exhibit B hereto.

GRANTOR further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons, whomsoever, except for any such claims arising out of or in connection with the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 30th day of September, 1999.

RON L. PATTERSON

JANIE PATTERSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ron L. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 30th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 9/22/01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janie Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 30th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 9/22/01

c:\phoenix\beaman\gwd-patt

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, Second Civil District, Thirty-first Councilmanic District, Davidson County, Tennessee, located on the northerly right-of-way of Cane Ridge Road. Also being Parcel No. 100 as shown on Davidson County Tax Map 174, and being the property conveyed to Ron Patterson, et. ux. by deed of record in Book 5368, Page 924, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin situated in the northerly margin of Cane Ridge Road said iron pin also being the common property corner of the Nashville Electric Service Sub-station property as recorded in Book 5114, Page 695, Register's Office, Davidson County, Tennessee, and the herein described tract; thence along said margin of Cane Ridge Road south 58° 52′ 22″ east 122.93 feet to an iron pin; thence south 63° 44′ 55″ east 250.51 feet to an iron pipe; thence leaving said margin of Cane Ridge Road north 04° 40′ 39″ east 389.87 feet to a point; thence north 62° 10′ 31″ west 363.18 feet to a point; thence south 04° 38′ 44″ west 389.45 feet to the point of beginning, containing 3.01 acres, more or less.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All real estate taxes due and payable in 1999 and thereafter.

2. Metro Health Department Letter concerning septic tank sewage system of record in Book 5368, Page 926, Register's Office for Davidson County, Tennessee.

3. Matters shown on Plat of record in Plat Book 5190, Page 224, in said Register's Office.

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

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0641738

IDENTIFICATION REFERENCE

99 OCT -1 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	330000.00
CON TX	1221.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	1244.00
CHECK	1244.00

10/01/99 01 14:02 0001 4724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522622