OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103133

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF November, 19 99

NOTARY PUBLIC

My Commission expires: 10+-25-2003

615.385.2804 THIS INSTRUMENT PREPARED BY TN SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TSH INVESTMENTS, LLC (NAME)	New Owner At Same Address (NAME)	117-15-157
P.O.Box 1700 (ADDRESS)	(ADDRESS)	16DA-23660
LaVergne Tenn. 37086 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 1,750,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RPR PARTNERS, a Tennessee general partnership

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

TSH INVESTMENTS, LLC

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being the **RESERVE PARCEL** on the plan of **Royal Arms Commercial Park** as of record at **Plat Book 5060, page 104** and as described by a survey made by Cherry Land Surveying, R. Scott Cherry, R.L.S. #1512 dated 03-24-94, as setforth completely in that deed of record at Book 9297, page 124, both of record in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said RESERVE PARCEL.

Being all the same property conveyed to the grantor herein by deed as of record at Book **9297**, page **124**, said Register's Office, and the above description is the same property as is described in said deed.

This conveyance is subject to:

1. 1999 property taxes in the amount of $21,257.66. 1998, and back, property taxes are PAID IN FULL, as listed to Map-Parcel:117-15-157; Field Book number: 16DA-23660; at the street address of 2019 Richard Jones Rd., Nashville, TN 37215.

2. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 5060, page 104, said Register's Office.

3. All matters shown on the survey made ~~March 24, 1994.~~ October 26, 1999. by R. Scott Cherry, Surveyor, dated

4. No insurance is afforded (or warranty made) as to the acreage or square footage contained in the property.

5. Unrecorded Lease Agreement (1) dated April 1, 1998 with Union Planters Bank, N.A. and (2) dated March 31, 1994 with Crichton-Perry-Brandon, Inc. as amended 08-28-97; 03-06-98; 09-09-99; and 11-01-99.

All prorations between Grantor and Grantee will be conducted post-closing, and the rights and/or responsibilities between the parties hereto and in that regard of the prorations shall survive the closing, as well as that part of the contract between the parties, which shall merge and become a part of this deed for future performance.

~~Unimproved~~ ( )
This is ~~unimproved~~ (XX) property, known as 2019 Richard Jones Rd., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of NOVEMBER, 19 99.

RPR PARTNERS, a Tennessee general partnership

By: Robert M. Crichton, Jr.
Robert M. Crichton, Jr.

By: Parkes A. Brandon
Parkes A. Brandon

By: Ronald E. Perry
Ronald E. Perry

99 NOV -1 PM 3:28
REGISTER
DAVIDSON CO. TN.

06528827

PICK-UP

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

*and Ronald E. Perry

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert M. Crichton, Jr., Parkes A. Brandon*, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the all of the partners of RPR PARTNERS, a Tennessee general partnership, the within named bargainor, a ~~corporation~~ (or partnership), and that they as such ~~officer~~ (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ (or partnership) by themself as such officer (or partner).

Witness my hand and official seal at office this 1st day of NOVEMBER, 19 99.

My Commission expires:
10-25-2003

Notary Public

RECEIVED FOR RECORD
99 NOV -1 PM 3:28
REGISTER
DAVIDSON CO. TN.

6486.00

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11725 PAGE 864

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

0652827

JILL REECE

99 NOV -1 PM 3:28

REGISTER
DAV. CO. TN.

CHK#

1750000.00

CON TX	6475.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	6486.00
CHECK	6486.00

11/01/99 01 15:29 0001 6464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534212