WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

Instr:200001040000960 Page: 1 OF 8
REC'D FOR REC 01/04/2000 1:31:52PM
RECORD FEE: $35.00
M. TAX: $0.00 T. TAX: $12950.00

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Valiquette, et al (NAME)	SAME (NAME)	Set out on attached legal description
P. O. Box 685 (ADDRESS)	(ADDRESS)	
Franklin, TN 37065 (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, Rose M. Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Valiquette and Joe L. Rodgers and Steven M. Adcock

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: *Williamson and Cheatham

LEGAL DESCRIPTION ATTACHED

Being a part of the same property conveyed to Willie Lee (Bill) Davis and wife, Rose Davis, by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court in Nashville for Davidson County, Tennessee, of record in Book 4513, page 441, Register's Office for Davidson County, Tennessee (Book 190, page 356, Register's Office for Cheatham County, Tennessee). The said Willie Lee (Bill) Davis having since died and title having vested in Rose Davis as surviving tenant by the entirety.

Being a part of the same property conveyed to Willie Lee Davis and wife, Rose M. Davis, by deed from Commerce Union Bank, Executor of the Estate of Vera Blanche McPherson of record in Book 5825, page 735 and by Deed from J. W. Laster and wife, Carrie C. Laster of record in Book 9239, page 196, Register's Office for Davidson County, Tennessee. The said Willie Lee Davis having since died and title having vested in Rose M. Davis as surviving tenant by the entirety.

Being the same property conveyed to Willie L. Davis and wife, Rose M. Davis, by deed from Bruce Wells and wife, L. Macon Farrar Wells of record in Book 8763, page 332, Register's Office for Davidson County, Tennessee. The said Willie L. Davis is now deceased and title having vested in Rose M. Davis as surviving tenant by the entirety.

Being part of the same property conveyed to Willie Lee Davis a/k/a Bill Davis by deed of record in Book 80, page 322, Book 82, page 333 and Book 175, page 538 (Book 4902, page 588, RODC, TN), all in the Register's Office for Cheatham

CONTINUED

unimproved ( )
This is improved (X) property, known as South Harpeth Road, Nashville, TN 37221
(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 my hand this 30th day of December, 19 99

Rose M. Davis

Rose M. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose M. Davis, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 19 99

Commission expires April 22, 2001

Notary Public

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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 _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from Rose M. Davis, to John D. Valiquette and Joe L. Rodgers and Steven M. Adcock.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

LEGAL DESCRIPTION CONTINUATION

County, Tennessee, and corrected by agreement in deed of record in Book 9640, page 834, Register's Office for Davidson County, Tennessee. The said William Lee Davis died testate February, 1999, and title having vested in Rose Marie Kotoreic Davis by Will of record in Case No. I-P-99-2309, in the Probate Court for Williamson County, Tennessee.

Being part of the same property conveyed to Willie Lee Davis a/k/a Bill Davis by deeds of record in Book 80, page 322, Book 82, page 333 and Book 175, page 538, (Book 4902, page 588, Register's Office for Davidson County, Tennessee) all in the Register's Office of Cheatham County, Tennessee. And being all of the same property conveyed to Willie Lee Davis and wife, Rose M. Davis by deeds of record in Book 196, page 274 and Book 200, page 572, Register's Office for Cheatham County, Tennessee. And being all of the same property conveyed to Willie Lee (Bill) Davis and wife, Rose M. Davis by deed of record in Book 164, page 598, Register's Office for Cheatham County, Tennessee, and being part of the same property conveyed to W. L. (Bill) Davis and wife, Rose M. Davis by deed of record in Book 280, page 893, Register's Office for Cheatham County, Tennessee. The said Willie Lee Davis died testate February, 1999, and title having vested in Rose Davis by Will of record in Case No.: I-P-99-2309, Probate Court for Williamson County, Tennessee, and as surviving tenant by the entirety.

Being the same property conveyed to Willie L. Davis and wife, Rose M. Davis, by deed from Macon Farrar Wells, Jane Farrar Baxter and R. L. Farrar, Jr. aka R. Lynn Farrar, Jr. of record in Book 1021, page 672, Register's Office for Williamson County, Tennessee, and Book 325, page 651, Register's Office for Cheatham County, Tennesee, and Book 8763, page 337, Register's Office for Davidson County, Tennessee. The said Willie L. Davis having since died and title having vested in Rose M. Davis as surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

Map & Parcel Numbers:

Davidson County	Cheatham County	Williamson County
Map 153 Parcel 3.00 (Part of)	Map 100 Parcel 6.00 (Part of)	Map 4 Parcel 11.01
Map 153 Parcel 15.00	Map 100 Parcel 13.00	
Map 153 Parcel 6.01	Map 103 Parcel 12.00	
Map 153 Parcel 13.00		
Map 153 Parcel 14.00		

ROSE M. DAVIS PROPERTY 4.47 AC.
DAVIDISON COUNTY ,TN.

Beginning at a P.K. nail located in the center of Poplar Creek Road; said P.K. nail being the southwest corner of the Thomas H. Heard property (Instr. 199912100301845, Page 1 of 3, R.O.D.C., TN.) and a corner of the herein described property; thence with the center of Poplar Creek Road as follows: S 80° 28' W a distance of 28.89 feet to a P.K. nail; westerly with a curve concave to the south having a radius of 950.00 feet, a distance of 1213.08 feet (LC= S 43° 53' W, 1132.33') to a P.K. nail located in the center of South Harpeth Road; thence with the center of South Harpeth Road as follows: N 7° 41' W a distance of 142.27 feet to a point; northerly with a curve concave to the west having a radius of 400.00 feet, a distance of 278.36 feet (LC= N 27° 38' W , 272.78') to a point; N 47° 34' W a distance of 134.99 feet to a point; N 29° 15' W a distance of 55.40 feet to a point; N 13° 02' W a distance of 51.07 feet to a point; N 17° 35' W a distance of 33.63 feet to a P.K. nail located at a corner of the Ray B. McCall, Jr. property; thence with McCall's line N 70° 31' E a distance of 43.53 feet to a point located in the center of Poplar Creek; thence with the center of Poplar Creek and McCall's line as follows: S 47° 06' E a distance of 22.83 feet to a point; S 61° 30' E a distance of 123.92 feet to a point; N 71° 40' E a distance of 52.22 feet to a point; N 61° 39' E a distance of 71.44 feet to a point; N 43° 39' E a distance of 64.21 feet to a point; N 63° 52' E a distance of 107.98 feet to a point; N 72° 18' E a distance of 91.83 feet to a point; N 84° 31' E a distance of 54.31 feet to a point located at the southwest corner of the Thomas H. Heard property; thence with Heard's line and the center of the creek as follows: N 84° 31' E a distance of 68.30 feet to a point; N 71° 57' E a distance of 75.49 feet to a point; N 68° 45' E a distance of 292.58 feet to a point; N 83° 15' E a distance of 132.76 feet to point; thence leaving the creek with Heard's line S 1° 17' E a distance of 51.91 feet to the point of beginning containing 4.47 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS# 763, Franklin, Tennessee, dated December 17, 1999.

ROSE M. DAVIS PROPERTY
DAVIDSON COUNTY, TN.
WILLIAMSON COUNTY, TN.
CHEATHAM COUNTY, TN.

710.49 AC.

Beginning at a P.K. nail located in the center of Poplar Creek Road; said P.K. nail being the southeast corner of the Thomas H. Heard property (Instr. 199912100301845, Page 1 Of 3 R.O.D.C. TN.) and being a corner of the herein described property; thence with Heard's line as follows:
N 21° 29' W a distance of 71.90 feet to an iron pin;
N 8° 31' W a distance of 197.32 feet to an iron pin;
N 0° 20' W a distance of 232.93 feet to an iron pin;
N 6° 17' E a distance of 35.27 feet to an iron pin;
N 29° 48' E a distance of 133.54 feet to an iron pin;
N 41° 04' E a distance of 109.03 feet to an iron pin;
N 47° 39' E a distance of 69.74 feet to an iron pin;
N 4° 34' E a distance of 51.70 feet to an iron pin;
N 0° 25' E a distance of 227.28 feet to an iron pin;
N 63° 44' W a distance of 192.10 feet to an iron pin;
S 69° 55' W a distance of 295.21 feet to an iron pin;
S 80° 27' W a distance of 227.49 feet to an iron pin;
thence with Heard's and Ray B. McCall Jr.'s line S 62° 18' W a distance of 710.76 feet to an iron pin; thence with McCall's line S 86° 46' W a distance of 219.52 feet to an iron pin located in the easterly line of the Evelyn Rogers property; thence with Roger's line as follows:
N 3° 14' W a distance of 313.82 feet to an iron pin;
N 86° 09' W a distance of 138.91 feet to an iron pin;
S 82° 23' W a distance of 220.44 feet to an iron pin;
S 72° 11' W a distance of 151.64 feet to an iron pin;
S 57° 55' W a distance of 268.65 feet to a 36" beech tree stump;
S 68° 37' W a distance of 24.12 feet to an iron pin;
S 10° 01' E a distance of 496.91 feet to an iron pin;
S 11° 54' E a distance of 180.00 feet to an iron pin;
S 12° 55' E a distance of 68.50 feet to a point located in the center of South Harpeth Road; thence with the center of South Harpeth Road as follows:
N 83° 44' W a distance of 66.24 feet to a point;
N 88° 50' W a distance of 221.24 feet to a point;
N 87° 42' W a distance of 213.01 feet to a point;
N 83° 04' W a distance of 181.13 feet to a point;
N 78° 22' W a distance of 190.31 feet to a point;
N 71° 53' W a distance of 187.14 feet to a point;
N 64° 12' W a distance of 184.34 feet to a point;
N 59° 40' W a distance of 214.62 feet to a point; thence leaving the road with the westerly line of the Gilbert Long property and the Evelyn Rogers' property; S 24° 27' W passing the southwest corner of the Long property at 665.40 feet a total distance of 1607.07 feet to a point located in the South Harpeth River; thence with Rogers' line S 21° 19' E a distance of 104.15

feet to a point in the river and being a corner of the Michael Gibson property; thence with Gibson's line as follows:
S 60° 58' W a distance of 120.13 feet to a stump on the westerly side of the river;
S 22° 12' E a distance of 594.68 feet to an iron pin;
S 10° 13' E a distance of 165.03 feet to an iron pin;
S 24° 11' W a distance of 165.13 feet to an iron pin;
S 44° 54' W a distance of 1195.39 feet to an iron pin;
S 4° 49' W a distance of 918.86 feet to an iron pin;
N 85° 12' W a distance of 837.49 feet to an iron pin located at a corner of the Millard F. Mitchum, Jr. property; thence with Mitchum's line as follows:
N 4° 47' E a distance of 731.26 feet to a 30" oak tree;
N 5° 17' W a distance of 344.74 feet to a 18" oak tree;
N 12° 17' E a distance of 614.60 feet to a 30" oak tree:
N 2° 59' E a distance of 165.25 feet to a 30" oak tree;
N 3° 45' E a distance of 642.13 feet to a 24" oak tree;
N 3° 53' E a distance of 480.15 feet to a concrete monument;
N 3° 03' E a distance of 118.07 feet to an iron post located in the old South Harpeth river bed; thence continuing with Mitchum's line and the old river bed as follows;
N 69° 21' W a distance of 206.28 feet to an iron post;
N 80° 40' W a distance of 199.95 feet to an iron post;
N 55° 24' W a distance of 199.98 feet to an iron post;
N 85° 08' W a distance of 196.93 feet to an iron post;
S 84° 01' W a distance of 103.08 feet to an iron post;
N 74° 59' W a distance of 205.94 feet to an iron post;
N 48° 55' W a distance of 127.25 feet to an iron post;
N 7° 55' E a distance of 82.64 feet to an iron post;
N 36° 07' E a distance of 59.33 feet to an iron post;
N 73° 14' E a distance of 100.50 feet to an iron post;
N 7° 13' E a distance of 135.42 feet to an iron post;
N 16° 48' W a distance of 141.34 feet to an iron post;
N 13° 25' E a distance of 184.81 feet to an iron post;
N 32° 09' E a distance of 195.76 feet to an iron post;
N 21° 42' E a distance of 348.54 feet to a point located in the center of the present South Harpeth River and being a corner of the William C. Mitchum, Robert M. Mitchum, Jr., Jeremiah L. Mitchum, Millard F. Mitchum, Jr., and Alice Fitts property; thence leaving the river with the Mitchum's and Fitt's line as follows:
S 88° 14' E passing a 12" cedar tree at 94.32 feet a total distance of 207.90 feet to an iron pin;
N 83° 13' E a distance of 103.06 feet to an iron pin;
N 73° 38' E a distance of 76.60 feet to a 12" hickory tree;
S 45° 28' E a distance of 30.40 feet to a point;
N 88° 35' E a distance of 185.37 feet to an iron pin;
crossing South Harpeth Road N 74° 35' E a distance of 598.07 feet to a 12" oak tree;
N 21° 53' E a distance of 75.23 feet to a 30" beech tree;
N 6° 27' E a distance of 163.71 feet to an iron pin;
N 2° 36' E a distance of 268.59 feet to an iron pin;
N 4° 26' W a distance of 102.22 feet to a 30" walnut tree;
N 83° 57' W a distance of 778.04 feet to an iron pin;

crossing South Harpeth Road S 82° 44' W a distance of 52.56 feet to a post;
N 79° 52' W a distance of 153.00 feet to a concrete monument;
N 28° 23' W a distance of 369.57 feet to an iron pint;
N 2° 10' E a distance of 133.31 feet to a 12" ash tree;
N 80° 23' W a distance of 54.95 feet to a point;
N 78° 03' W a distance of 53.15 feet to a point in South Harpeth River and being a corner of the Millard F. Mitchum, Jr. property; thence leaving the river with Mitchum's line as follows:
N 78° 03 W a distance of 205.51 feet to a twin 12" hackberry tree;
N 77° 53' W a distance of 256.18 feet to an iron pin;
N 7° 33' E a distance of 331.41 feet to an iron pin;
N 10° 32' E a distance of 273.39 feet to a point in a slue;
N 72° 06' E a distance of 139.40 feet to a point in the slue;
N 48° 28' E a distance of 152.22 feet to a point in the slue; thence leaving the slue N 12° 42' W a distance of 192.17 feet to an iron post; N 63° 44' W a distance of 20.42 feet to a 30" elm tree; S 61° 15' W a distance of 296.07 feet to an iron pin; S 71° 00' W a distance of 180.40 feet to an iron pin; S 58° 56' W a distance of 638.60 feet to an iron pin located in the easterly line of the Hal Whetstone property; thence with Whetstone's line N 1° 45' W a distance of 559.62 feet to an iron pin located at the southeast corner of the Robert M. Whitfield property; thence with Whitfield's line as follows:
N 1° 29' E a distance of 150.60 feet to a 10" hickory tree;
N 5° 06' E a distance of 137.05 feet to a point;
N 1° 18' E a distance of 239.58 feet to a point;
N 1° 32' W a distance of 98.47 feet to a 36" beech tree;
N 16° 34' E a distance of 118.36 feet to a 40" beech tree;
N 11° 04' W a distance of 25.46 feet to a 15" oak tree;
N 22° 11' E a distance of 25.45 feet to a 18" maple tree;
N 10° 37' W a distance of 97.73 feet to a 12" oak tree;
N 11° 04' E a distance of 56.91 feet to a point;
N 15° 56' E a distance of 150.48 feet to a 42" beech tree;
N 23° 37' E a distance of 194.58 feet to a 30" oak tree;
N 12° 18' E a distance of 109.15 feet to a 18" hickory tree;
N 80° 24' W a distance of 64.42 feet to an iron pin;
N 36° 27' W passing an iron pin at 177.37 feet a total distance of 203.62 feet to a point in the center of South Harpeth Road; thence with the center of the road as follows;
N 70° 38' E a distance of 255.44 feet to a point;
N 77° 13' E a distance of 85.63 feet to a point;
S 84° 17' E a distance of 95.52 feet to a point;
S 70° 56' E a distance of 391.33 feet to a point;
S 52° 44' E a distance of 49.83 feet to a point;
S 38° 39' E a distance of 49.25 feet to a point;
S 29° 51' E a distance of 146.36 feet to a pointlocated at the northeast corner of the Jerry W. Sharpe, Sr. property; thence with Sharpe's line as follows: N 84° 59' W a distance of 95.03 feet to an iron pin; S 22° 38' E a distance of 276.79 feet to an iron pin; N 70° 34' E a distance of 90.50 feet to a point located in the center of South Harpeth Road; thence with the center of South Harpeth Road N 24° 07' W a distance of 237.81

feet to a point located at the northeast corner of Sharpe andthe southwest corner of the Auther Brooks property; thence with Brooks' line as follows: S 87° 46' E a distance of 356.25 feet to a point; S 84° 08' E a distance of 332.93 feet to a point; S 83° 44' E a distance of 275.04 feet to an iron post; crossing the present South Harpeth River S 83° 54' E a distance of 330.00 to an iron post located at a corner of the Cecil D. Branstetter property; thence with Branstetter's line as follows: N 26° 52' E a distance of 670.83 feet to a point in the river; thence leaving the river with Branstetter's line as follows:
S 86° 25' E a distance of 462.00 feet to an iron pin;
S 2° 17' W a distance of 156.37 feet to an iron pipe;
S 87° 43' E a distance of 2390.08 feet to an iron pin;
S 1° 51' E a distance of 532.54 feet to an iron post;
S 86° 24' E a distance of 53.53 feet to a 24" beech tree;
S 88° 08' E a distance of 156.74 feet to an iron post;
S 1° 34' E a distance of 793.86 feet to an iron pin;
S 88° 04' E a distance of 1225.96 feet to an iron pin located in the westerly line of the J. N. Pinkerton property; thence with Pinkerton's line as follows:
S 15° 54' E a distance of 2183.81 feet to an iron pin;
N 77° 16' E a distance of 132.08 feet to an iron pin;
S 84° 26' E a distance of 29.81 feet to an iron pin;
S 0° 25' W a distance of 368.90 feet to an iron pin;
S 4° 43' W a distance of 97.42 feet to a point in the center of a drain; thence continuing with Pinkerton and the center of the drain as follows:
N 50° 15' W a distance of 17.00 feet to a point;
S 40° 40' W a distance of 33.18 feet to a point;
S 53° 28' W a distance of 36.08 feet to a point;
S 21° 09' W a distance of 26.25 feet to a point;
S 49° 23' W a distance of 68.69 feet to a point;
S 13° 41' E a distance of 30.90 feet to a point;
S 17° 57' W a distance of 60.57 feet to a point;
S 78° 39' W a distance of 38.71 feet to a point;
S 44° 29' W a distance of 17.94 feet to a point;
S 6° 17' W a distance of 22.02 feet to a point;
S 14° 41' E a distance of 128.72 feet to a point;
S 16° 11' W a distance of 112.33 feet to a point;
S 5° 00' E a distance of 36.69 feet to a point;
S 6° 36' W a distance of 81.88 feet to a point;
S 15° 38' W a distance of 84.34 feet to a point located in the center of Poplar Creek; thence leaving the creek S 27° 21' E a distance of 60.48 feet to a P.K. nail in the center of Poplar Creek Road; thence with the center of Poplar Creek Road S 82° 06' W a distance of 52.25 feet to the point of beginning, containing 710.49 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated December 17, 1999.