Instr:200002030011193 Page: 1 OF 3
REC'D FOR REC 02/03/2000 9:11:34AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $6524.95

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,763,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December, 1999.

Notary Public

MY COMMISSION EXPIRES: 9-15-01

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN. RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY

David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

After recording, return to above preparer

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Hickory Hills, LLC	SAME	Parcel 1: Part of Map 182
(NAME) 1410 Kensington Square Ct., Suite #102	(NAME)	Parcel 12
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	Parcel 2: Map 182, Parcel 44
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **GRANITE DEVELOPMENT, LLC,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **OLD HICKORY HILLS, LLC** , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Davieson~~ Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

unimproved (X)
This is improved( ) property, known as 106.88 acres on Old Hickory Blvd., Nashville, TN
(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 GRANTEE(S),its successors and assigns forever; and do covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due along with any Greenbelt taxes to be assessed pursuant to the lien of record in Book 8918, page 888 of the Register's Office of Davidson County, Tennessee; and do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 30th day of December, 1999.

Granite Development, LLC

By: Steve White, Chief Manager

Steve White
Title: Chief Manager

STATE OF TENNESSEE)

:ss

COUNTY OF RUTHERFORD)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steve White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Granite Development, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 30th day of December, 1999.

NOTARY PUBLIC

RUTHERFORD CO TENN. NOTARY PUBLIC AT LARGE DAVID W. KIOUS

My Commission Expires: 9-15-01

cold hickory lots.wd

EXHIBIT A

Parcel 1: Beginning at an iron pin in the north margin of Old Hickory Boulevard, said pin being approximately 1720' from the intersection of Old Hickory Boulevard and Whittemore Lane; thence proceeding along the east line of Turner Farm Partner, L.P. (DB 10489, PG 625) N 09 deg. 03' 17" E a distance of 1840.68' to an iron pin, said pin being the northwestern corner of this tract; thence continuing along the said Turner Farm Partners property S 81 deg. 04' 12" E a distance of 1084.80' to an iron pin; thence continuing along the said Turner Farm Partners property N 13 deg. 34' 35" E a distance of 423.72'; thence continuing along the said Turner Farm Partners property and passing a corner of Sally H. Wingler (DB 2650, PG 451) S 80 deg. 27' 24" E a distance of 863.62' to an iron pin, said pin being the northeast corner of this tract, and also being a corner of said Wingler property; thence continuing along said Wingler property S 07 deg. 55' 53" W a distance of 450.63' to an pk nail in a tree root; thence continuing along said Wingler property S 79 deg. 11' 30" E a distance of 468.12' to an iron pin; thence continuing along said Wingler property S 10 deg. 45' 12" W a distance of 620.75' to an iron pin; thence continuing S 77 deg. 24' 01" E a distance of 403.49' to an iron pin, said pin being the northwest corner of Clarence and Imogene Walker property (DB 3278, PG 30); thence continuing along said Walker property S 11 deg. 28' 18" W a distance of 778.32' to an iron pin in the center of an old, abandoned road bed, said pin being the southwest corner of said Walker property, and also being the southeast corner of this tract; thence continuing along the north line of Patricia and William Griffith (DB 7527, PG 5) and Janice Rose Jones (DB 5030, PG 378) the following courses: N 79 deg. 41' 36" W a distance of 765.05' to an iron pin; thence continuing N 82 deg. 28' 36" W a distance of 1021.29' to an iron pin; thence continuing S 62 deg. 06' 24" W a distance of 26.37' to an iron pin; thence continuing S 23 deg. 41' 49" W a distance of 15.39' to an iron pin; thence continuing S 11 deg. 42' 17" W a distance of 363.88' to an iron pin; thence continuing N 80 deg. 45' 43" W a distance of 820.18' to an iron pin in the north margin of Old Hickory Boulevard; thence continuing with the north margin of Old Hickory Boulevard and with a curve to the left with an arc length of 49.26', with a radius of 176.71', with a chord bearing of N 61 deg. 47' 16" W, with a chord length of 49.10' to a point in the margin of said road; thence along the margin of said road and with a curve turning to the left with an arc length of 117.02' with a radius of 1026.54', with a chord bearing of N 73 deg. 07' 19" W, with a chord length of 116.96' to an iron pin, which is the point of beginning, having an area of 4,642,798.36 square feet, 106.584 acres, more or less.

Being the same property conveyed to Granite Development, LLC by Warranty Deed recorded simultaneously herewith.

Subject to a cemetery as shown on survey and right of ingress and egress thereto; any and all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; of the Register's Office of Davidson County, Tennessee.

Parcel 2: Beginning at a point located at the southeasterly property corner of the above described parcel of land, said point also being located in the westerly right of way margin of Old Hickory Boulevard, thence proceeding along a curve to the right of a radius point, with a radius of 360 feet for a distance of 476.14 feet to a point in the southerly margin of Old Hickory Boulevard, thence along the southerly margin of Old Hickory Boulevard along a line S 80 deg. 15' 49" E a distance of 153.0 feet to a point, thence continuing along the southerly right of way margin of Old Hickory Boulevard along a curve to the left of a radius point, with a radius of 178.26 feet for a distance of 254.98 feet to a point, thence continuing with the westerly margin of Old Hickory Boulevard along a curve to the right of a radius point, with a radius of 1103.76 feet for a distance of 120.56 feet to the point of beginning and containing 12,900 square feet or 0.296 acres more or less.

Being the same property conveyed to Granite Development, LLC by Warranty Deed recorded simultaneously herewith.