(1)
41
JEK

Instr:200004040033594 Page: 1 OF 4
REC'D FOR REC 04/04/2000 12:11:56PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $6290.00

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:
ALC, Inc.
100 Westwind Court
Franklin, TN 37064

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
156-00-0-122.00

WARRANTY DEED

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, **Monkey Tree, LLC**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **ALC, Inc.**, hereinafter called the Grantee(s), their heirs and assigns, two certain tracts or parcels of land in the 9th Civil District of Davidson County, Tennessee, described as follows, to-wit:

***See Attached* - Exhibits "A" & "B" - Legal Descriptions**

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), their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1. 1999 County property taxes have been paid. The 2000 County property taxes are a lien but are not yet due or payable.

2. Subject to any and all building and zoning regulations of City, County and State.

3. Descriptions above are for identification purposes only, exact acreage is neither intended or insured.

4. Restrictive Covenants of Record in Book 5359, page 328 and Book 7251, page 946, all of Register's Office of Davidson County, Tennessee.

5. Subject to Water Line Easement in Book 4816, page 971, Register's Office of Davidson County, Tennessee.

6. Matters of Record on Plat of Saturn Subdivision of record in Book 6900 page 852, Register's Office of Davidson County, Tennessee.

7. Subject to a 20 foot easement for public utilities and drainage along the northerly and easterly boundary lines.

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 Grantee(s), their heirs and assigns,

against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

7676 Harding Pike, Nashville, TN 37221 & 7662 Harding Pike, Nashville, TN 37221.

WITNESS our hand this 3rd day of April, 2000.

Monkey Tree, LLC:

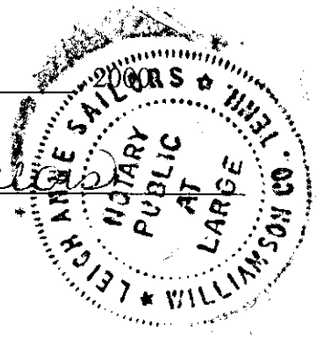
Lula Ann Roseberry Member
Lula Ann Roseberry (member)

John W. Roseberry Member
John W. Roseberry (member)
(Being all the member of Monkey Tree, LLC)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Lula Ann Roseberry, member, and John W. Roseberry, member, and being all the members of Monkey Tree, LLC,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of April 2000.



Leigh Anne Sailors
NOTARY PUBLIC

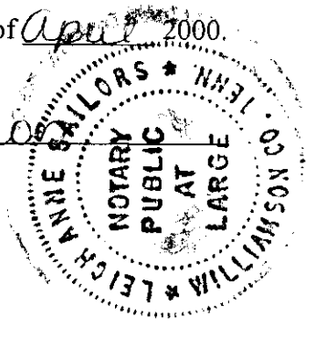
My Commission Expires: 8-5-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 1,700,000.00 Dollars.

President
AFFIANT

Sworn to and subscribed to me, the undersigned, this 3rd day of April 2000.



Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-5-2002

re: Monkey Tree, LLC to ALC, Inc.
(1.5 acres)
7676 Harding Pike, Nashville, TN 37221

EXHIBIT "A" - LEGAL DESCRIPTION

BEING LOT ONE (1) on the Plan of Saturn Subdivision as of record in Plat Book 6900, page 852, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEGINNING AT AN IRON PIN on the Western right of way (60 feet) of Old Harding Pike said pin being the Northeast corner of herein described Lot One (1) and the Southeast corner of property conveyed to Fatima Telwar as of record in Deed Book 6939, page 201, Register's Office for Davidson County, Tennessee; thence, following said Western right of way with a curve to the right having a central angle of 08 degrees 19 minutes 31 seconds, a radius of 1178.49 feet, an arc length of 171.24 feet, a tangent of 85.77 feet and a chord bearing and length of South 37 degrees 04 minutes 27 seconds West 171.09 feet to an iron pin, said iron pin being the Northeast corner of Lot Two (2) Saturn Subdivision; thence, leaving said Western right of way and following the North line of Lot Two (2) North 73 degrees 40 minutes 09 seconds West 375.86 feet to an iron pin; thence North 16 degrees 19 minutes 51 seconds East 160.00 feet to an iron pin, said pin being the most Northeast corner of said Lot Two (2), said pin also being on the South line of aforementioned Telwar property; thence, following said South line South 73 degrees 40 minutes 09 seconds East 436.46 feet to the POINT OF BEGINNING, containing 65,340 square feet or 1.50 acres, more or less, according to survey of James D. Wamble, Tennessee Registered Land Surveyor, number 1136, dated March 1988.

Being the same tract or parcel conveyed to Monkey Tree LLC, in Book 9979, page 918, Register's Office of Davidson County, TN.

re: Monkey Tree, LLC to ALC, Inc.

7662 Harding Pike, Nashville, TN 37221

EXHIBIT "B" - LEGAL DESCRIPTION

BEING Tract 14 in a division of DeMoss Property in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, dated September 5, 1978, as follows:

BEGINNING at a point in the westerly margin of Old Harding Pike 327.09 feet northwesterly from the northwest intersection of Old Harding Pike and Poplar Creek Road as measured along the margin of Old Harding Pike, being the common corner of tracts 13 and 14; thence with the line between said tracts North 73 deg. 44' 44" West 712 feet to the common rear corner of tracts 12, 13, and 14; thence with the line between said tracts 12 and 14, North 18 deg. 12' 36" East 295.14 feet to the common rear corner of tracts 14 and 15; thence with the line between said tracts South 73 deg. 44' 44" East 753.01 feet to a point in the westerly margin of Old Harding Pike; thence with the same southerly 300 feet to the point of beginning.

Being the same tract or parcel conveyed to Monkey Tree LLC in Book 9979, page 917, Register's Office of Davidson County, TN.