THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Instr:200005240052148 Page: 1 OF 4
REC'D FOR REC 05/24/2000 3:29:10PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1526.25

BOX #14A
G#13409-2

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| SYDNEY PROPERTIES, LLC<br>200 Crutchfield Avenue<br>Nashville, TN 37210 | "NEW OWNER" | MAP 060-14-0<br>PARCEL 023.00<br>(formerly Parcels<br>023.00 & 024.00) |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WINN FAMILY PARTNERSHIP, L.P., a Tennessee limited partnership, as to an undivided 58.53% interest, and MAXINE WILKERSON WINN, unmarried, as to an undivided 41.47% interest**, hereinafter collectively called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **SYDNEY PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described according to a boundary survey prepared by R. Scot Cherry, CHERRY LAND SURVEYING, Tennessee Registered Land Surveyor, No. 1512, 622 West Iris, Nashville, Tennessee 37204, dated March 13, 2000, as follows, to-wit:

BEGINNING at an iron rod set in the northerly right-of-way line of Southerland Drive, 55 feet in width, at the intersection with the westerly right-of-way line of Brooklyn Avenue, 30 feet in width, said iron rod being located at northing: 664,281.71, easting: 1,770,385.24 on the State Plane Coordinate System; thence, leaving the westerly right-of-way line of Brooklyn Avenue with the northerly right-of-way line of Southerland Drive, with a curve to the left, along an arc length of 135.00 feet, the central angle of which is 10 deg. 19 min. 53 sec., the radius of which is 748.70 feet, the chord of which is South 73 deg. 03 min. 48 sec. West, chord length of 134.82 feet to an iron rod set; thence, South 67 deg. 53 min. 51 sec. West, a distance of 117.13 feet to an iron rod set; thence, with a curve to the right, along an arc length of 43.79 feet, the central angle of which is 100 deg. 20 min. 53 sec., the radius of which is 25.00 feet, the chord of which is North 61 deg. 55 min. 42 sec. West, chord length of 38.40 feet to an iron rod set at the intersection with the easterly right-of-way line of Brick Church Pike, 84 feet in width; thence, with a curve to the left, along an arc length of 516.23 feet, the central angle of which is 20 deg. 03 min. 39 sec., the radius of which is 1474.39 feet, the chord of which is North 21 deg. 47 min. 05 sec. West, chord length of 513.59 feet to an iron rod set; thence, North 31 deg. 48 min. 55 sec. West, a distance of 5.54 feet to an iron rod set at a corner common with the property of Joy P. Moss, as of record in Deed Book 11097, Page 482, Register's Office for Davidson County, Tennessee; thence, leaving the easterly

right-of-way line of Brick Church Pike with the southerly property line of Joy P. Moss, North 60 deg. 38 min. 02 sec. East, a distance of 191.39 feet to an iron rod set; thence, North 78 deg. 35 min. 16 sec. East, a distance of 93.40 feet to an iron rod set; thence, with the westerly property line of Joy P. Moss, South 18 deg. 31 min. 44 sec. East, a distance of 109.40 feet to an existing iron rod; thence, with the southerly property line of Joy P. Moss, North 69 deg. 27 min. 16 sec. East, a distance of 263.10 feet to an iron rod set in the westerly right-of-way line of Brooklyn Avenue; thence, with the westerly right-of-way line of Brooklyn Avenue, South 08 deg. 12 min. 16 sec. West, a distance of 522.64 feet to the point of BEGINNING, containing 207,908 square feet or 4.773 acres, more or less.

BEING the same property conveyed to Winn Family Partnership, L.P., as to a 58.53% interest, by virtue of Deeds of record in Book 11269, Page 397, and in Instrument No. 200002070012323, Register's Office for Davidson County, Tennessee; and to Maxine Wilkerson Winn, as to a 41.47% interest, by virtue of Deeds of record in Book 9935, Pages 133 and 141, and in Book 8145, Pages 527 and 539, Register's Office for Davidson County, Tennessee. To the extent William Buford Winn retained an interest in the property as a tenant by the entirety by virtue of the Quitclaim Deeds of record in Book 9935, Pages 133 and 141, said Register's Office, said interest is now vested in Maxine Wilkerson Winn as surviving tenant by the entirety, the said William Buford Winn having died February 23, 1997.

THIS is unimproved property, known as 2601 Brick Church Pike, Nashville, Tennessee; and, improved property, known as 2607 Brick Church Pike, Nashville, Tennessee.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee 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 except for those items identified on **Exhibit "A"**; and it does further covenant and bind itself, its successors, heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of May, 2000.

Maxine Wilkerson Winn
MAXINE WILKERSON WINN

(signatures continued on following page)

WINN FAMILY PARTNERSHIP, L.P.,
A TENNESSEE LIMITED PARTNERSHIP

BY: _____
H. POWELL WINN, General Partners

BY: _____
MARY P. WINN, General Partners

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. POWELL WINN and MARY P. WINN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oathes acknowledged themselves to be the General Partners of WINN FAMILY PARTNERSHIP, L.P., the within named bargainor, a Tennessee limited partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as such officers.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 24th day of May, 2000.

My Commission Expires: May 27, 2001

_____
Notary Public

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 MAXINE WILKERSON WINN, 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 24th day of May, 2000.

My Commission Expires: May 27, 2001

_____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 412,500.00 .

Affiant

Subscribed and sworn to before me this 24th day of May, 2000.

My Commission Expires: May 27, 2001

Notary Public

NOTARY PUBLIC AT LARGE

# EXHIBIT "A"

TO

WARRANTY DEED

Permitted Encumbrances

1. Taxes for the current year which have been prorated and assumed by the Grantee herein. County Taxes for 2000 and subsequent years, a lien but not yet due and payable.

2. Drainage, Slopes and Construction Easement of record in Book 9880, Page 13, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way of Brick Church Pike lying within the boundaries of said real estate as noted in Installment Deed of record in Book 4537, Page 577, Register's Office for Davidson County, Tennessee.

4. Easements for drainage, slopes and construction contained in Deed of record in Book 9952, Page 369, said Register's Office.

C:\KG\SYDNEY.WD