Instr:200007250073402 Page: 1 OF 4
REC'D FOR REC 07/25/2000 12:44:14PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
Mudter & Patterson
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 17254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Dan Properties, L.P. c/o Ronald Combs 102 Woodmont Boulevard, Suite 610 Nashville, TN 37205	New Owner	Part of Map 24, Parcel 25.00 (Williamson County) Part of Map 178, Parcel 55 (Davidson County)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN GARY SHAVER and wife, EILEEN SHAVER, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to DAN PROPERTIES, L.P., a Tennessee limited partnership, ("Grantee"), its successors and assigns, all that tract or parcel of land in Williamson and Davidson Counties, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4124 New Highway 96 West, Franklin, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of June, 2000.

JOHN GARY SHAVER

EILEEN SHAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Gary Shaver and wife, Eileen Shaver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson and Williamson County, Tennessee, described as follows:

TRACT I:

Being Tract No 2, The Russell Brothers Farm, and said tract lies partially within Williamson County, Tennessee, and partially within Davidson County, Tennessee, and is bounded in general by unknown on the north, Tennessee Highway 96 on the south, and by Brothers on the east and west. Commencing at an iron post in the north margin of Tennessee Highway 96 at the southwest corner of Smith as described in Deed Book 218, page 356, Register's Office for Williamson County, Tennessee; thence with said north margin westerly 384.0 feet to an iron post; the point of beginning; thence the following three new staked lines; N 27 deg. 50 min. E 600 feet to an iron post, N 19 deg. 51 min. E 605 feet to an iron post and northerly 1,335 feet to an iron post in the south line of unknown; thence with unknown's south line N 86 deg. 20 min W 485 feet to an iron post; thence two new staked lines S 11 deg. 50 min W 1801 feet to an iron post and S 27 deg. 50 min. W 600 feet to an iron post in the north margin of Tennessee Highway 96; thence with said north margin easterly 191.6 feet to the point of beginning, and containing 15.5 acres, more or less.

Being the same property conveyed to John Gary Shaver by quitclaim deed from Mary Mullen Whitley of record in Book 331, page 219, Register's Office for Williamson County, Tennessee. The said John Gary Shaver having created a tenancy by the entirety with Eileen Shaver in said property by quitclaim deed of record in Book 874, page 450, Register's Office for Williamson County, Tennessee, and Book 8231, page 246, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Tract 3, The Russell Brothers Farm, and said tract lies wholly within the Sixth Civil District and is bounded in general by Dale on the North, Brothers on the east and west, and by Tennessee Highway 96 on the south and described as follows:

Commencing at an iron post in the north margin of Tennessee Highway 96 at the southwest corner of Smith as described in Deed Book 218, page 356, Register's Office of Williamson County, Tennessee; thence said north margin westerly 192.0 feet to an iron post, the point of beginning; thence a new staked line N 27 deg. 50 min. E 2740 to an iron post in Dale's south line; thence with his south line N 86 deg. 20 min. E 485 feet to an iron post; thence the following three new staked lines, southerly 1,335 feet to an iron post, S 19 deg. 51 min. W 605 feet to an iron post and S 27 deg. 50 min. W 600 feet to an iron post in the north margin of Tennessee Highway 96; thence easterly with said north margin 192.0 feet to the point of beginning and containing 18.0 acres, more or less.

Being the same property conveyed to John Gary Shaver by deed from Robert W. Law and wife, Jerry F. Law of record in Book 328, page 411, Register's Office for Williamson County, Tennessee. The said John Gary Shaver having created a tenancy by entireties with Eileen Shaver in said property by quitclaim deed of record in Book 874, page 448, Register's Office for Williamson County, Tennessee, and Book 9252, page 302, Register's Office for Davidson County, Tennessee.

gpd
GS

TRACT III:

Being Tract No. 4, The Russell Brothers Farm, and said tract lies wholly within the 6th Civil District and is bounded in General by Dale on the north, by Smith and by Tennessee Highway 96 on the south, by Brothers on the west and by Smith, Clement and Brothers on the east.

Beginning at an iron post in the north margin of Tennessee Highway 96 at the southwest corner of Smith as described in Deed Book 218, page 356, Register's Office for Williamson County, Tennessee; thence with Smith's west line N 27 deg. 50 min. E 1,219 feet to an iron post; thence with Smith's north line S 62 deg. 10 min E 192.0 feet to an iron post in Clement's west line; thence with Clement's west line N 27 deg. 50 min E. 732 feet to an iron post; thence continuing N 27 deg. 50 min. E an additional 962 feet (a total of 1,694 feet) to an iron post in Dale's south line; thence with his south line N 86 deg. 20 min W 446 feet to an iron post; thence a new staked line S 27 deg 50 min. W 2,740 feet to an iron post in the north margin of Tennessee Highway 96; thence easterly with said margin 192.0 feet to the point of beginning, and containing 18.3 acres, more or less.

Being the same property conveyed to John G. Shaver and wife, Eileen Shaver by deed from Horst Lossmann and wife, Judith C. Lossmann of record in Book 370, page 646, Register's Office for Williamson County, Tennessee, and Book 5648, page 113, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Being a tract of land as shown on Property Map 24, Assessor's Office and lying wholly within the 6th Civil District of Williamson County, Tennessee, bounded in general by State Highway 96 on the south, Eddie Scott on the East, and Gary Shaver Remainder on the west and north, more particularly described according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7111-B Sweet Gum Road SW, Fairview, Tennessee 37062, dated March 18, 1999 as follows:

Beginning at an existing iron stake on the north margin of State Highway 96, the southwest corner of Eddie F. Scott (Ref. Deed Book 280, page 653, Register's Office for Williamson County, Tennessee); thence leaving Scott and with the margin of said road N 61 deg. 45 min. 06 sec. W 280.00 feet to an iron pin set; thence leaving Highway 96 and with 3 new lines N 25 deg. 04 min. 26 sec. E 613.61 feet to an iron pin set; thence N 66 deg. 36 min. 58 sec. E 139.90 feet to an iron pin set; thence S 79 deg. 54 min. 52 sec. E 233.00 feet to an iron pin set in the aforementioned Scott's west line; thence with Scott's west line S 27 deg. 50 min. 00 sec. W 795.00 feet to the point of beginning, containing 5.00 acres, more or less and being a portion of John Gary Shaver Property as recorded in Deed Book 874, page 450, Register's Office for Williamson County, Tennessee.

1. Real Property Taxes for the year 2000 and subsequent years, which have been prorated and assumed by Grantee.

2. Rollback taxes assessed pursuant to T.C.A. Section 67-5-1008, which are expressly assumed by Grantee.

3. Restrictive covenants contained in an instrument of record in Book 292, page 888, Register's Office for Williamson County, Tennessee, Book 5184, page 263, Register's Office for Davidson County, Tennessee (AS TO TRACT I), Book 291, page 119, Register's Office for Williamson County, Tennessee (AS TO TRACT II), Book 292, page 33, Register's Office for Williamson County, Tennessee and Book 5624, page 245, Register's Office for Davidson County, Tennessee (AS TO TRACT III).

4. Easement to Middle Tennessee Electric Membership Corporation of record in Book 470, page 959, Register's Office for Williamson County, Tennessee.

State of Tennessee, County of WILLIAMSON
Received for record the 10 day of
JULY 2000 at 9:21 AM. (REC# 376759)
Recorded in official records
Book 2021 Pages 809- 812
Notebook 64 Page 204
State Tax $ 2608.50 Clerks Fee $ 1.00,
Recording $ 18.00, Total $ 2627.50,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON

JH es