THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
LARRY R. WILLIAMS, P.C.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

Instr:200007280074912 Page: 1 OF 3
REC'D FOR REC 07/28/2000 4:25:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $85.48

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAWTHON PROPERTIES, LLC 334 West Trinity Lane Nashville, Tennessee 37207	Same	Map 71-06 Portion of Parcel 71

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRINITY HILLS ASSOCIATES, L.P.,** a Tennessee Limited Partnership (hereinafter "**GRANTOR**"), has bargained and sold and does hereby sell, transfer and convey unto **CAWTHON PROPERTIES, LLC,** a Tennessee Limited Liability Company (hereinafter "**GRANTEE**"), its heirs and assigns, a certain tract of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved real property on Trinity Lane in Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **GRANTEE**, its heirs and assigns forever.

The said **GRANTOR** does hereby covenant with the **GRANTEE** that it is lawfully seized and possessed of the said real property in fee simple and has good right to convey it and the same is unencumbered, except for:

1. 2000 Davidson County property taxes, a lien not yet due and payable which has been prorated to the date of closing, however **GRANTOR** shall pay said taxes prior to their delinquency having received credit at closing.

2. Matters shown on the plat of the Resubdivision of the C. E. Riat Property of record in Plat Book 5210, Page 269, Register's Office of Davidson County, Tennessee and the plat of the Revisions of Lots 1 and 2 of the C.E. Riat property of record in Book 9700, page 370, said Register's Office.

3. An easement for ingress and egress for the benefit of the **GRANTOR** and its successors in title running along the easterly line of Lot 2 shown on the aforesaid plats as more fully described on Exhibit A attached hereto.

4. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned **GRANTOR** does further covenant and bind itself, its successors and assigns to warrant and defend the title to said property to the said **GRANTEE**, its successors and assigns, against lawful claims of all other person or entities whomsoever.

WITNESS our hand this 28th day of July, 2000.

TRINITY HILLS ASSOCIATES, L. P.

By: **TRINITY HILLS PROPERTIES OF HENDERSONVILLE, INC., a Tennessee Corporation, General Partner**

By: Virginia Abernethy, Pres.
VIRGINIA ABERNETHY
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared **Trinity Hills Properties of Hendersonville, Inc.** by and through its President, **Virginia Abernethy**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President of Trinity Hills Properties of Hendersonville, Inc., General Partner of the within named bargainor, **Trinity Hills Associates, L.P.**, a Tennessee Limited Partnership, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee this 28 day of July, 2000

[illegible]
NOTARY PUBLIC

My Commission Expires: 11/30/02

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,102.00.

John F. Cawthon
JOHN F. CAWTHON

Subscribed and sworn to before me this 28 day of July, 2000.

[illegible]
NOTARY PUBLIC

My Commission Expires: 11/30/02

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

TRACT NO. 1 - AREA FROM LOT 3 (Parcel 71)

Being a portion of a tract of land located in Nashville, Davidson County, Tennessee and belonging to Virginia Abernathy as of record in Deed Book 8151, page 273, in the Register's Office of Davidson County and being more particularly described as follows:

Commencing at a nail on the southern right of law of West Trinity Lane and being the northeast property corner of Lot 2 as shown on the Resubdivision of the C. E. Riat Property as of record in Plat Book 5210, page 269, said Register's Office, thence with the eastern property line of Lot 2, South 10° 37' 02" West a distance of 160.27 feet to a nail and being the POINT OF BEGINNING; thence South 72° 26' 33" West a distance of 39.07 feet to a point; thence, North 83° 18' 46" West a distance of 28.23 feet to a nail; thence North 74° 54' 25" West a distance of 107.00 feet to an iron rod; thence, South 50° 55' 14" East a distance of 41.90 feet to an iron rod; thence, South 07° 22' 55" East a distance of 17.02 feet to an iron rod; thence, South 87° 18' 55" East a distance of 128.41 feet to an iron rod; thence, North 10° 37' 02" East a distance of 30.46 feet to the Point of Beginning and containing therein 3,430+/- square feet.

TRACT NO. 2 - AREA FROM LOT 3 (Parcel 71)

Being a portion of a tract of land located in Nashville, Davidson County, Tennessee and belonging to Virginia Abernathy as of record in Deed Book 8151, page 273, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod on the southern right of way of West Trinity Lane and being the northeast property corner of Lot 3 as shown on the Resubdivision of the C. E. Riat property as of record in Plat Book 5210, page 269, said Register's Office, and being the northwest property corner of the John H. Otey, Jr. property as of record in Deed Book 7052, page 136, said Register's Office; thence with said right of way, with a curve to the right having a radius of 2,895.01 feet, an arc length of 30.83 feet, a chord length of 30.83 feet, and a chord bearing of North 81° 30' 31" West to a nail and being the northeast property corner of Lot 2 of the Resubdivision of the C. E. Riat Property; thence, South 10° 37' 02" West a distance of 190.73 feet to an iron rod; thence, North 87° 18' 55" West a distance of 128.41 feet to a point; thence, South 02° 41' 05" West a distance of 30.00 feet to a point; thence, South 87° 18' 55" East a distance of 100.00 feet to a point on the eastern property line of Lot 3; thence with said property line, North 13° 29' 23" East a distance of 219.68 feet to the Point of Beginning and containing therein 8,023 +/- square feet.

EASEMENT RESERVED

The Grantor for itself and its successors in title, reserves an easement across the aforesaid property for ingress and egress to the remaining portions of Lot No. 3. Said easement is described as twelve (12') feet in width located on the east side of the easterly line of Lot 2 as shown on the Plat of Revision of one of Lots 1 and 2 of the C. E. Riat Property of record in Book 9700, Page 370, Register's Office of Davidson County, Tennessee and running in a straight line parallel with said easterly line of Lot 2 the entire length of said Lot 2, as extended, to the southerly line of Tract 2 as described above.

Being a portion of the property conveyed to Trinity Hills Associates, L.P. by Quitclaim Deed from Virginia Abernethy and husband, C. Gregory Smith, Jr., of record in Book 11274, Page 305, Register's Office of Davidson County, Tennessee.