BOX 14-B

Instr:20000B020076235 Page: 1 OF 4
REC'D FOR REC 08/02/2000 9:15:14AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $6845.00

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
John Valiquette, et al P.O. Box 685 Franklin, TN 37065-0685	SAME	Map 68 Parcels 33 and 34

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, MW Partnership, a Tennessee general partnership, composed of T. Benson McKinnon, James D. Wright and Robert W. Wright, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto John Valiquette, Joe L. Rodgers and Steve Adcock, as joint tenants with right of survivorship, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT "B" ATTACHED HERETO

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said land to the GRANTEES, their heirs, assigns and successors, against the lawful claims of all persons whomsoever.

Whenever 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 1st day of August, 2000.

MW PARTNERSHIP, a Tennessee General Partnership

By: _____
T. BENSON McKINNON, General Partner

By: _____
JAMES D. WRIGHT, General Partner

By: _____
ROBERT W. WRIGHT, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, T. Benson McKinnon, James D. Wright and Robert W. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be general partners of MW Partnership, a Tennessee general partnership, the bargainor, 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 partnership as such general partners.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 2000.

_____
Notary Public

Oct 25, 2003
Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,850,000.00.

_____
Affiant

Sworn to and subscribed before me this 1st day of August, 2000.

_____
Notary Public

Oct 25, 2003
Commission Expiration Date

\\Linus\nhnet\Clients A-F\Civil Constructors, Inc. 08107\Cockrill Bend Property\Warranty Deed.doc

EXHIBIT "A"

Being a tract or parcel of property located wholly within the 13th civil district of Davidson County, Tennessee which is bounded in general on the North by State Highway 12, on the East by Dean A Crawford, on the South by Nashville and Ashland City Railroad, and on the West by William C. Sanders, and is more particularly described as follows:

Beginning at a point in the Northern R.O.W. of Nashville and Ashland City Railroad, said point also being the Southeast corner of William C. Sanders.

Thence, N 01°18'49 W, with William C. Sanders Eastern property line, 679.38' to a point in the Southern R.O.W. of Amy Lynn Drive; thence N 60°09'11" E with the Southern JR.O.W. of Amy Lynn Drive, 128.99' to a point in the Southern R.O.W. of State Highway 12; thence, along the Southern R.O.W. of State Highway 12 the following seven calls, N 88°11'26" E, 176.43' to a state R.O.W. monument, s 52°17'47" E, 63.76' to a state R.O.W. monument, S 75°18'50" E, 129.81; to a state R.O.W. monument, S 84°36'57" E, 226.39' to a state R.O.W. monument, S 42°34'48" E, 126.13' to a state R.O.W. monument, N 86°23'36" E, 727.90' to a state R.O.W. monument, S 80°28'29" E, 163.18' to a point in the Southern R.O.W. of State Highway 12, said point also being the Northwest property corner of Dean A. Crawford; thence, S 02°54'11" W with Crawford's West property line, 433.87' to an iron pin; thence, N 84°06'49" W with Crawford's West property line, 216.99' to an iron pin; thence S 07°29'11" W with Crawford's West property line, 724.15' to a point in the Northern R.O.W. of Nashville and Ashland City Railroad, said point also being the Southeast corner of the property herein described; thence N 67°23'49" W with the Northern R.O.W. of Nashville and Ashland City Railroad, 1423.99' to the point of beginning, containing 31.87 acres based on a survey conducted by Wilson and Associates, June 20th 1994.

INCLUDED WIHTIN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR HIGHWAY PROJECT NO. 19036-3215-14.

Located at the Northwest corner of Phase V of the Crockrill Bend Property, said property is also bounded on the North by State Highway 12 and on the East by Amy Lynn Drive and more particularly described as follows:

Beginning at a monument in the Southern R.O.W. of State Highway 12, running thence S 52°17'47" E, 26.38' to a point in the Southern R.O.W. of State Highway 12; thence N 88°44'14" W, 105.79 to a point; thence with a curve to the left having a radius of 30.00', an arc length of 47.13, a chord bearing of S 4457'30" W, and a chord distance of 42.43' to a point; thence S 01°15'47" W, 148.00' to a point; thence N 88°44'14" W, 170.55' to a point in the Eastern Boundary William C. Sanders; thence with Sanders' Eastern line N 01°18'49" W, 123.68' to a point in the Southern R.O.W. of Amy Lynn Drive; thence with the Southern R.O.W. of Amy Lynn Drive N 60°09'11" E, 128.99' to the intersection of the R.O.W.s of Amy Lynn Drive and State Highway 12; thence with the Southern R O.W. of State Highway 12 N 88°11'26" E, 176.43' to the point of beginning, containing 0.71 acres more or less.

Being the same property conveyed to MW Partnership, a Tennessee general partnership composed of T. Benson McKinnon, James D. Wright and Robert W. Wright, by deed of correction from SMW Partnership, a Tennessee general partnership composed of T. Benson McKinnon, James D. Wright and Robert W. Wright, of record in Book 9526, Page 110, said Register's Office.

This is unimproved property known as 4551 Jennie Brown Lane, Nashville, Tennessee 37209.

EXHIBIT B

1. The 2000 county property taxes, which have been prorated between the parties hereto.

2. Easement of record in Book 7788, page 606, as corrected in Book 10493, Page 228, said Register's Office.

3. Ingress-Egress Easement of record in Book 10397, Page 554, said Register's Office.

4. Easement for sewer and utilities of record in Book 7788, Page 613, said Register's Office.

5. Cheatham Lock & Dam Project of record in Book 2155, Page 311, said Register's Office.

6. Easements to the United States of America, of record in Book 1255, Pages 496 and 577, said Register's Office.

7. Easement to Stewart Steel Corporation as set forth in instrument corrected in Book 6731, Page 912, said Register's Office.

8. Easement to Electric Power Board of record in Book 5334, Page 904, said Register's Office.

9. Ingress-Egress Easement of record in Book 5677, Page 729, said Register's Office.

10. Right of Way of Illinois Central Railroad Company, of record in Book 4319, Page 138, said Register's Office.

11. Subject to all matters shown on survey conducted on June 20, 1994, as revised by Wilson & Associates, 108 Beasley Drive, Franklin, TN.