Davidson County DEEDWARR
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $179,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of April, 2001

Notary Public
My Commission Expires: 1/29/05

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Newhall Partnership, a Tennessee General Partnership
5405 Heather Lane
Brentwood, TN, 37027

SEND TAX BILL TO:
SAME

MAP 83-11 Parcels 185 & 205
MAP 83-15 Parcels 185 & 188

~~184,186,187,204~~,2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret L. Mercer and husband Dennis R. Mercer, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Newhall Partnership, a Tennessee General Partnership hereinafter the GRANTEE(S), its successors, heirs, representatives and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2328 Brittany Drive, 600, 609, and 610 Newhall Drive Nashville, TN 37214.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1)City and/or County Taxes for the year 2001 and subsequent years: A lien, not yet due or payable.

2)Restrictive covenants contained in instrument of record in Book 6336, page 949, Register's Office for Davidson County, Tennessee.

3)All matter as shown on the Plan of record in Book 5200, page 777, as amended in Book 6250, page 622, Register's Office for Davidson County, Tennessee.

4) Surveyor's Certificate of Correction of record in Book 6776, page 20, Register's Office for Davidson County, Tennessee.

5) A permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage of record in Book 4006, page 871, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors, representatives and assigns, forever; GRANTORS does further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, representatives and assigns, 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 my hand this 16th day of April, 2001

GRANTORS:

Margaret L. Mercer

Dennis R. Mercer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Margaret L. Mercer and Dennis R. Mercer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 2001

Notary Public

My Commission Expires: 1/29/05

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot Nos. 294A,295B, 297A and 300B Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Book 5200, page 777, as amended at Book 6250, page 622, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction recorded at Book 6776, page 20, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Margaret L. Mercer by Warranty Deed from Deborah R. Cox, now Deborah R. Burton and husband, Rick L. Burton of record in Book 10244, page 995, Register's Office for Davidson County, Tennessee.