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Davidson County DEEDWARR
Recvd: 04/19/01 15:33 5pgs
Fees:23.00 Taxes:14615.00
20010419-0039007

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

WARRANTY DEED

Address of New Owner:
Landstar Development, LLC
101 Westpark Drive, Suite 100
Brentwood, TN 37027
Attn: Mr. William N. Adkins

Send Tax Bills To:
Same

Map & Parcel No.:
Map117-13
Parcels 98 and 130

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, The Frank R. Leu Revocable Trust dated August 19, 1994, with Margaret Leu Means, Trustee ("Grantor") has bargained and sold and does hereby bargain, sell, transfer and convey unto Landstar Development, LLC, a Tennessee limited liability company ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature the duly authorized Trustee of Grantor as of the 22nd day of March, 2001.

THE FRANK R. LEU REVOCABLE
TRUST dated August 19, 1994

By: Margaret Leu Means Trustee
Margaret Leu Means, Trustee

223102.01 3941-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MARGARET LEU MEANS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Frank R. Leu Revocable Trust dated 8-19-94, a Trust, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22 day of March, 2001.

Rita McGuerry
NOTARY PUBLIC

My Commission expires: July 24, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,950,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of March, 2001.

Rita McGuerry
Notary Public

My Commission Expires: July 24, 2004

223102.01 3941-0001

EXHIBIT A

Property Description

BEING A TRACT OF LAND LYING IN THE THIRTY-FOURTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING SHOWN AS PARCELS 98 AND 130 ON DAVIDSON COUNTY TAX MAP 117-13, BEING THE PROPERTY OF FRANK R. LEU, TRUSTEE, AS EVIDENCED IN DEED BOOK 10286, PAGE 186, AND SHOWN AS RESERVE PARCEL B AND THE FRANK R. LEU TRACT ON THE SUBDIVISION PLAT OF FRANK R. LEU RECORDED IN PLAT BOOK 6250, PAGE 418, REGISTER'S OFFICE FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BASED UPON A SURVEY DATED 1-24-01 PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, INC., TN RLS NO. 1666, 1935 21st Ave. South, Nashville TN 37212, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD (A 50 FOOT RIGHT-OF-WAY), SAID POINT BEING AN EXISTING IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID CORNER BEING THE NORTHWEST CORNER OF GEOFFREY S. HICKS OF RECORD IN DEED BOOK 10471, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD AND WITH THE WESTERN LINE OF SAID GEOFFREY S. HICKS THE FOLLOWING BEARINGS AND DISTANCES. SOUTH 07 DEGREES 12 MINUTES 43 SECONDS WEST 274.54 FEET TO A POINT, THENCE SOUTH 02 DEGREES 14 MINUTES 33 SECONDS WEST 17.67 FEET TO AN EXISTING MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID GEOFFREY S. HICKS, BEING THE NORTHWEST CORNER OF ABBOTT MARTIN ESTATES SECTION 2 OF RECORD IN PLAT BOOK 3500, PAGE 68, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE WITH THE WESTERN LINE OF SAID ABBOTT MARTIN ESTATES SECTION 2 SOUTH 07 DEGREES 12 MINUTES 01 SECONDS WEST 437.04 FEET TO THE SOUTHWEST CORNER OF SAID ABBOTT MARTIN ESTATES SECTION 2, BEING THE NORTHWEST CORNER OF ABBOTT MARTIN ESTATES OF RECORD IN PLAT BOOK 2854, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY, BEING AN EXISTING CONCRETE MONUMENT;

THENCE WITH SAID ABBOTT MARTIN ESTATES SOUTH 07 DEGREES 15 MINUTES 09 SECONDS WEST 36.40 FEET TO A POINT LOCATED AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A NORTHEAST CORNER OF ABBOTTSFORD PHASE ONE OF RECORD IN PLAT BOOK 6250, PAGE 419;

THENCE LEAVING THE WESTERN LINE OF SAID ABBOTT MARTIN ESTATES AND WITH CONTIGUOUS LINES OF SAID ABBOTTSFORD PHASE ONE THE FOLLOWING:

NORTH 82 DEGREES 44 MINUTES 51 SECONDS WEST 100.00 FEET TO A POINT,
THENCE SOUTH 77 DEGREES 27 MINUTES 13 SECONDS WEST 106.28 FEET TO A POINT,
THENCE NORTH 82 DEGREES 44 MINUTES 51 SECONDS WEST 220.00 FEET TO A POINT,
THENCE NORTH 59 DEGREES 52 MINUTES 57 SECONDS WEST 108.53 FEET TO A POINT,
THENCE NORTH 82 DEGREES 44 MINUTES 51 SECONDS WEST 96.80 FEET TO A POINT,

THENCE NORTH 06 DEGREES 46 MINUTES 12 SECONDS EAST 353.98 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 212.37 FEET, A CENTRAL ANGLE OF 58 DEGREES 56 MINUTES 39 SECONDS, A CHORD OF NORTH 23 DEGREES 01 MINUTES 27 SECONDS WEST 208.97 FEET ALONG THE TOTAL CURVE DISTANCE OF 218.48 FEET TO A POINT,
THENCE NORTH 52 DEGREES 29 MINUTES 48 SECONDS WEST 34.23 FEET TO A POINT,
THENCE NORTH 37 DEGREES 30 MINUTES 18 SECONDS EAST 132.00 FEET TO A POINT,
THENCE NORTH 52 DEGREES 29 MINUTES 42 SECONDS WEST 3.38 FEET TO A POINT,
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 82 DEGREES 02 MINUTES 51 SECONDS, A CHORD OF NORTH 11 DEGREES 28 MINUTES 16 SECONDS WEST 13.13 FEET ALONG THE TOTAL CURVE DISTANCE OF 14.32 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 426.80 FEET, A CENTRAL ANGLE OF 39 DEGREES 38 MINUTES 48 SECONDS, A CHORD OF NORTH 09 DEGREES 43 MINUTES 46 SECONDS EAST 289.47 FEET ALONG THE TOTAL CURVE DISTANCE OF 295.33 FEET TO A POINT,
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 19.98 FEET, A CENTRAL ANGLE OF 86 DEGREES 00 MINUTES 59 SECONDS, A CHORD OF NORTH 32 DEGREES 53 MINUTES 12 SECONDS EAST 27.25 FEET ALONG THE TOTAL CURVE DISTANCE OF 29.99 FEET TO A POINT,
THENCE NORTH 76 DEGREES 56 MINUTES 37 SECONDS EAST 5.00 FEET TO A POINT,
THENCE NORTH 14 DEGREES 12 MINUTES 49 SECONDS WEST 39.11 FEET TO A POINT, IN THE SOUTHERN RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD, SAID POINT BEING LOCATED AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE OLD (SUPERSEDED) NORTHEAST CORNER OF SAID ABBOTTSFORD PHASE ONE;

THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD THE FOLLOWING,
THENCE SOUTH 52 DEGREES 29 MINUTES 42 SECONDS EAST 176.20 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1457.40 FEET, A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 59 SECONDS, A CHORD OF SOUTH 63 DEGREES 31 MINUTES 14 SECONDS EAST 557.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 579,322 SQUARE FEET, OR 13.30 ACRES, MORE OR LESS.

Being the same property conveyed to the Frank R. Lea Revocable Trust by deed of record in Book 10286 page 186, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for Metropolitan Nashville and Davidson County for the year 2001, a lien but not yet due and payable.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC as amended by instrument of record in Book 6530, page 242, RODC.

3. All matters shown on a survey prepared by Littlejohn Engineering Associates, Inc. dated January 25, 2001.

4. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, RODC.

5. Storm Water Detention Agreement of record in Book 6555, page 328, RODC.

6. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners' Association, Inc. of record in Book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instrument of record in Book 9381, page 876, RODC.

7. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended by instrument of record in Book 6576, page 509, and as further amended in Book 6578, page 302, RODC.

8. Charter of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, RODC.

9. Easement from Frank Leu to Victoria Jackson of record in Book 9421, page 147, RODC.

10. Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 7272, page 746, RODC.

11. Easement to Nashville Electric Service of record in Book 8643, page 272, RODC.

12. Correction of Grant of Easement from the Dorman Corporation of record in Book 5128, page 953, RODC.

13. Metropolitan Ordinances BL2000-545 and BL2000-546, of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.