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This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/04/01 10:23 4pgs
Fees:19.00 Taxes:4280.90
20010604-0057541

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brown's Farm, LP 24 White Bridge Road Nashville, Tennessee 37205	Same	Map 97 Parcels 13, 14 & 16

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, MARY CAROL BROWN REID (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said BROWN'S FARM, LP, a Tennessee limited partnership (the "Grantee"), its successors, representatives and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable;

2. Easement as set forth in instrument recorded in Book 4586, page 242, in the Register's Office for Davidson County, Tennessee;

3. Rights of the U.S.A., the State of Tennessee, and the Public generally below the mean high water mark of Stones River;

4. Subject to the flow of Stones River;

5. As to the southeasterly boundary of the property conveyed herein: Access is limited due to the fact that the property is adjacent to I-40, a controlled access highway.

And Grantor does further covenant and bind herself, her heirs, successors, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomsoever.

Duane T. Reid, husband of Mary Carol Brown Reid, joins herein for the purpose of transferring, conveying and quitclaiming to the Grantee all his right, title and interest in and to the aforementioned property, and relinquishing any marital interest he may now or hereafter have in the aforementioned property, whether by way of elective share, homestead or otherwise.

Mary Carol Brown Reid, Executrix of the Estate of Margaret W. Brown, deceased (as evidenced by Order to Probate entered under file No. 01P88 on January 17, 2001, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division), joins herein for the purpose of transferring, quitclaiming and conveying unto the Grantee, any interest of the Estate of Margaret W. Brown in the aforementioned property.

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.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 1st day of JUNE, 2001.

Mary Carol Brown Reid
MARY CAROL BROWN REID

Duane T Reid
DUANE T. REID

Mary Carol Brown Reid, Executrix
Mary Carol Brown Reid, Executrix of the
Estate of Margaret W. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer (or value of the property, whichever is greater) is $1,157,000.00.

Affiant

Subscribed and sworn before me this 1st day of JUNE, 2001.

NOTARY PUBLIC

My Commission Expires: 11/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAROL BROWN REID, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of JUNE, 2001.

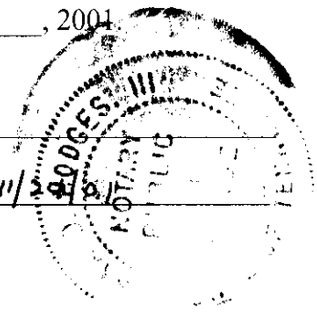
NOTARY PUBLIC
My Commission Expires: 11/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUANE T. REID, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2001.

Sam D. Hodges III
NOTARY PUBLIC
My Commission Expires: 11/24/01

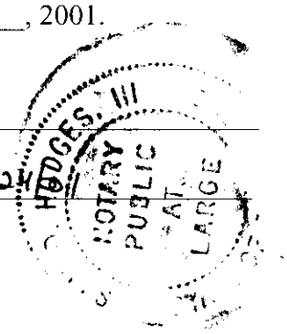


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Carol Brown Reid, Executrix of the Estate of Margaret W. Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2001.

Sam D. Hodges III
NOTARY PUBLIC
My Commission Expires: 11/24/01



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"EXHIBIT "A"

BEGINNING at a concrete monument at the intersection of the westerly margin of Dodson Chapel Road (an 80 foot right-of-way) with the northerly margin of Interstate 40; thence following the Northerly margin of Interstate 40 the following calls:

South 52 degrees 59 minutes 17 seconds West 76.33 feet to a concrete monument; thence South 52 degrees 53 minutes 38 seconds West 661.46 feet to a concrete monument; thence North 38 degrees 30 minutes 31 seconds West 19.48 feet to a concrete monument; thence South 52 degrees 58 minutes 59 seconds West 510.51 feet to a concrete monument; thence South 36 degrees 59 minutes 54 seconds East 20.23 feet to a concrete monument; thence South 52 degrees 40 minutes 35 seconds West 252.04 feet to a concrete monument; thence South 53 degrees 30 minutes 21 seconds West 299.68 feet to a concrete monument; thence North 35 degrees 25 minutes 18 seconds West 127.03 feet to a concrete monument; thence South 52 degrees 58 minutes 15 seconds West 593.47 feet to a new iron pin; thence South 52 degrees 58 minutes 15 seconds West 50.00 feet to a point along the easterly bank of the Stones River; thence leaving the northerly right-of-way of Interstate 40 continuing along the low water mark of Stones River North 66 degrees 12 minutes 23 seconds West 814.82 feet to a point; thence North 82 degrees, 45 minutes 15 seconds West 134.41 feet to a point; thence North 61 degrees 53 minutes 37 seconds West 277.41 feet to a point; thence North 54 degrees 28 minutes 21 seconds West 142.29 feet to a point; thence North 49 degrees 58 minutes 18 seconds West 730.43 feet to a point; thence North 39 degrees 18 minutes 20 seconds West 389.20 feet to a point; thence North 28 degrees 16 minutes 17 seconds West 343.00 feet to a point; thence North 34 degrees 49 minutes 20 seconds West 297.98 feet to a point; thence leaving the low water mark of Stones River North 35 degrees 58 minutes 57 seconds East 50.00 feet to a new iron pin; thence North 35 degrees 58 minutes 57 seconds East 182.22 feet to an iron pin; thence North 37 degrees 00 minutes 03 seconds East 620.89 feet to an iron pin; thence South 54 degrees 50 minutes 40 seconds East 382.83 feet to an iron pin; thence South 07 degrees 38 minutes 14 seconds West 167.12 feet to an iron pin; thence South 52 degrees 57 minutes 06 seconds East 326.00 feet to an iron pin; thence South 54 degrees 30 minutes 47 seconds East 344.86 feet to a point; thence North 06 degrees 45 minutes 10 seconds East 1,164.92 feet to an iron pin; thence North 05 degrees 51 minutes 06 seconds East 497.19 feet to a point in the southerly margin of Hoggett Ford Road; thence along the southerly margin of Hoggett Ford Road a distance of 12.00 feet to a railroad spike, which spike is in the northwest corner of the Dodson property as identified in Will Book 0064, page 331; thence leaving the southerly margin of Hoggett Ford Road, South 05 degrees 51 minutes 06 seconds West 497.19 feet to an iron pin; thence South 06 degrees 45 minutes 10 seconds West 1,164.92 feet to an iron pin; thence along the southerly property line of the W.D. Dodson Property South 81 degrees 58 minutes 43 seconds East 607.61 feet to an iron pin; thence continuing along said Dodson southerly property line South 83 degrees 17 minutes 26 seconds East 1,696.12 feet to an iron pin; thence along the easterly boundary line of the Dodson property North 06 degrees 43 minutes 17 seconds East 611.12 feet to an iron pin; thence along the southerly property line of a tract bought by Chris C. Pardue in Book 11616, page 825, South 82 degrees 53 minutes 51 seconds East 621.82 feet to a point in the westerly margin of Dodson Chapel Road; thence along the westerly margin of Dodson Chapel Road along a curve with a delta angle of 14 degrees 31 minutes 21 seconds, a radius of 2,586.48 feet a distance of 655.59 feet in a southerly direction to the point of BEGINNING, containing approximately 120.73 acres.

Being the same property conveyed to Joe Kidd Brown and wife, Margaret W. Brown by Deeds of Record in Book 11607, page 365, Book 3464, page 177, Book 5183, page 901, and Book 1977, page 128 in the Register's Office for Davidson County, Tennessee. The said Joe Kidd Brown has since died and upon his death title was vested in Margaret W. Brown as the sole surviving tenant by the entirety. The said Margaret W. Brown has since died and the property was vested Mary Carol Brown Reid, the beneficiary and only child of Joe Kidd Brown and Margaret W. Brown pursuant to the Will of Margaret W. Brown entered into probate under File No. 01P88 in the 7th Circuit Court for Davidson County, Tennessee, Probate Division.