XB

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map 95, Group 5, Parcel 99

Davidson County DEEDWARR
Recvd: 06/29/01 09:27 3pgs
Fees:15.00 Taxes:2497.50
20010629-0068908

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	Asgard Group, LLC	
	P.O. Box 271	
	Antioch, TN 37011	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEBANON ROAD PROPERTIES, LLC, a Tennessee limited liability company, has bargained and sold and by these presents does transfer and convey unto ASGARD GROUP, LLC, a limited liability company, its successors and assigns forever, the following described property, to wit:

A tract of land located in the 1st Civil District of Davidson County, Tennessee, being Parcel 99 on Property Map 95-5, and more particularly described as follows:

Beginning at a concrete monument situated in the westerly margin of Lebanon Road, said point being the northeast corner of the Plat of Belle Acres, Section One, of record in Plat Book 5200, Page 144, R.O.D.C., TN. Thence, leaving said road, along a curve to the left having a central angle of 89 deg. 54' 31", a radius of 25.00 feet, a tangent of 24.96 feet, a length of 39.23 feet, and having a chord which bears N 10 deg. 02' 55" W, a distance of 35.33 feet to an iron rod; thence, N 55 deg. 00' 10" W, a distance of 21.98 feet to an iron rod; thence, S 85 deg, 14' 23" W, a distance of 394.04 feet to a concrete monument; thence, N 87 deg. 38' 51" W, a distance of 180.91 feet to a concrete monument; thence, S 77 deg. 04' 42" W, a distance of 104.98 feet to an iron rod; thence, S 87 deg. 26' 25" W, a distance of 40.96 feet to an iron rod; thence, S 86 deg. 43' 08" W, a distance of 250.42 feet to a concrete monument; thence, N 70 deg. 13' 06" W, a distance of 126.11 feet to a concrete monument; thence, S 39 deg. 30' 22" W, a distance of 92.00 feet to a concrete monument; thence, S 22 deg. 45' 00" E, a distance of 153.24 feet to a concrete monument; thence, S 00 deg. 13' 30" W, a distance of 322.77 to a concrete monument; thence, N 54 deg. 52' 07" W, a distance of 205.15 feet to a concrete monument; thence, N 35 deg. 23" 48" W, a distance of 396.08 feet to a concrete monument; thence, N 37 deg. 46' 28" W, a distance of 833.06 feet to a point in the centerline of Mill Creek; thence, along said centerline of creek, N 89 deg. 38' 10" E, a distance of 184.01 feet to a point; thence, along said centerline of creek, N 69 deg. 42' 34" E, a distance of 150.94 feet to a point; thence, along said centerline of creek, N 56 deg. 00' 54" E, a distance of 269.83 feet to a point; thence, along said centerline of creek, N 41 deg. 55' 06" E, a distance of 207.64 feet to a point; thence, along said centerline of creek, S 88 deg. 58' 37" E, a distance of 186.62 feet to a point; thence, along said centerline of creek, S 63 deg. 57' 26" E, a distance of 459.49 feet to a point; thence, along said centerline of creek, S 67 deg. 15' 56" E, a distance of 383.08 feet to a point; thence, along said centerline of creek, S 80 deg. 52' 52" E, a distance of 663.58 feet to a point situated in the westerly margin of Lebanon Road; thence, along said road, S 35 deg. 15' 30" W, a distance of 380.18 feet to a iron rod, thence, along said road, S 35 deg. 10' 39" W, a distance of 90.58 feet to a iron rod; thence, along said road, S 54 deg. 55' 20" E, a distance of 55.00 feet to a iron rod; thence, along said road, along a curve to the right, having a central angle of 00 deg. 10' 49", a radius of 28,691.54 feet a tangent of 45.15 feet, a length of 90.30 feet, and having a chord which bears S 34 deg. 59' 50" W, a distance of 90.30 feet to the point of beginning and containing 34.212 acres of land.

Being the same property conveyed to Lebanon Road Properties, LLC by Quitclaim Deed from Creative Land Development Company, Inc. of record in Book 11452, page 233, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that same has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. Easements for Electrical Transmission Lines of record in Book 1163, page 638 and Book 1207, page 513, Register's Office for Davidson, County, Tennessee.

3. The flow and overflow of the creek running along or through the subject property, and the rights of others to the waters of said creek.

4. Subject to all matters as shown on a unrecorded boundary and topographic survey by Dale & Associates, dated April 23, 2001, including 100 year flood plain line, and floodway lines.

AND GRANTOR DOES FURTHER COVENANT and bind its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, GRANTOR has hereunto set its signatures, this the 27th day of June, 2001.

LEBANON ROAD PROPERTIES, LLC,
a Tennessee limited liability company

By: _____ See Trustee
JAMES P. BRYANT
AUTHORIZED REPRESENTATIVE AND
SECRETARY/TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES P. BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Representative and Secretary/Treasurer of LEBANON ROAD PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative and Secretary/Treasurer, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, as Authorized Representative and Secretary/Treasurer respectively.

WITNESS my hand and seal, at office, on this 28th day of June, 2001.

My Commission Expires:
11-24-2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is, for this transfer is the sum of $675,000.00.

Affiant

Sworn to and subscribed before me on this the 27th day of June, 2001.

Notary Public

My Commission Expires:
11-24-2001