FILE 35
CTIC (TDP)

This Instrument Prepared by: A. Harrison Johnson, Jr., Attorney
213 Fifth Avenue, North
Nashville, TN 37219
(615) 259-9337

New Owner's Name and Address: Mail Tax Notices to:
DICKSON 46, LLC and
WHITE BRIDGE PLACE, LLC,
Tennessee limited
liability companies Same
Care of: The Edwin B. Raskin Company
5210 Maryland Way
Brentwood, TN 37027

Tax Map and Parcel#:
Map 103-10
Par. 105

Davidson County DEEDWARR
Recvd: 07/10/01 15:39 8pgs
Fees:43.00 Taxes:7270.50
20010710-0073647

WHITE BRIDGE PLACE
WARRANTY DEED

THIS DEED is made as of July 10, 2001, by and between the Grantor, Mary I. Obersteadt, Trustee, and White Bridge Properties, a Tennessee general partnership (the "Grantor") and WHITE BRIDGE PLACE, LLC, a Tennessee limited liability company (as to a forty-nine [49%] undivided tenancy in common interest) and DICKSON 46, LLC, a Tennessee limited liability company, (as to a fifty-one [51%] undivided tenancy in common interest), as tenants in common (collectively, the "Grantee").

**WITNESSETH:** THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantor, receipt whereof is hereby acknowledged, the Grantor herein has bargained and sold to the Grantee, and does hereby bargain, sell and convey unto WHITE BRIDGE PLACE, LLC, a Tennessee limited liability company (as to a forty-nine [49%] undivided tenancy in common interest) and DICKSON 46, LLC, a Tennessee limited liability company, (as to a fifty-one [51%] undivided tenancy in common interest), as tenants in common (the "Grantee") the following described "Property" located in Davidson County, Tennessee:

See Exhibit "A"

Being the same property, a portion of which was conveyed to Mary I. Obersteadt, Trustee, by deed of record in Book 7162, page 754, Register's Office for Davidson County, Tennessee, and a portion of the which was conveyed to White Bridge Properties, LLC, by deed of record in Book 10775, page 91, said Register's Office; said White Bridge Properties, LLC, having since merged into White

Bridge Properties, a Tennessee general partnership, of record in Instrument No. 200001060002096, said Register's Office.

Said Property is improved property, having an address at 99 White Bridge Road, in the City of Nashville, County of Davidson, State of Tennessee (the "Property Address" herein).

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, and the Grantee's successors and assigns, in fee simple forever.

And, the Grantor does covenant with the Grantee, that it is lawfully seized of the said Property in fee simple, has a good right to convey it, and that the Property is unencumbered and unrestricted, except for those Permitted Exceptions described below:

1. Taxes for the year 2001, which have been prorated at closing and assumed by the Grantee.

2. Subject to all matters shown on the Plans or Plats of record as Book 2663, page 50, as amended in Book 7614, page 283, in the Register's Office for Davidson County, Tennessee.

3. Easements as retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in the abandonment of part of White Bridge Road, under Metro Ordinance No. 080-251, of record in Book 6948, page 581, said Register's Office, and in Metro Ordinance 087-1927.

4. Easement for ingress and egress, of record in Book 4289, page 422, Register's Office for Davidson County, Tennessee.

5. Rights of parties in possession (Wells Fargo, Belle Meade Wellness, Subway, PowerTel) under unrecorded leases, as tenants only without right of purchase.

6. Rights of parties in possession, as tenants only without right of purchase, under recorded

Memorandums of Leases described as:

| Tenant | Book/Page |
|---|---|
| a. Aboline, Inc. | 11057/795 |
| b. Dr. Lee W. Parrish, III | 11057/797 |
| c. Belle Meade Chiropractic Center, P.C. (as amended and extended by instrument dated May 8, 2001) | 11057/799 |
| d. Renee Carty, RN, CCT | 11057/801 |
| e. Betty Escue d/b/a Hair/Voyant | 11057/805 |
| **f. Dr. Therese Ann Tlapek** | **11057/807** |

Said Book and Page references are to those of record in the said Register's Office.

7. The Survey described in the legal description (Exhibit A) shows the following encroachments: (a) Existing two story building encroaches over the southeasterly boundary of the Property, and (b) Sidewalk crosses the westerly boundaries.

Collectively, the "Permitted Exceptions".

And, the Grantor does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and its successors and assigns, against all lawful claims and demands of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

White Bridge Properties, a Tennessee general partnership

By: Louis Obersteadt
Name: Louis Obersteadt
Title: General Partner

The Mary I. Obersteadt Trust

By: Mary I. Obersteadt, Trustee
Name: Mary I. Obersteadt
Title: Trustee

**EXHIBIT "A"**
**PROPERTY DESCRIPTION**

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being Lot C-1 on the Plan of Hillwood Terrace, of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee, and those portions of White Bridge Road vacated and abandoned by Metropolitan Ordinance No. 080-251 and 087-1927, more particularly described according to a survey by Dale and Associates, dated June 25, 2001, last revised June 26, 2001, as follows:

Beginning at an iron rod situated in the southerly margin of Brookwood Place; said point being the northeast corner of The Fountains, LLC property of record in Book 9901, Page 53, R.O.D.C., Tn.;

Thence, along said road, N 75 deg 43' 29" E, a distance of 147.91 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 74 deg. 41' 14", a radius of 44.00 feet, a tangent of 33.57 feet, a length of 57.36 feet and having a chord which bears S 67 deg 02' 23" E, a distance of 53.38 feet to an iron rod situated in the westerly margin of White Bridge Road;

Thence, along said road, S 29 deg 41'46" E, a distance of 70.11 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 81 deg 17'04", a radius of 30.00 feet, a tangent of 25.75 feet; a length of 42.56 feet, and having a chord which bears S 26 deg 15'23" W, a distance of 39.08 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 81 deg 23' 00", a radius of 30.00 feet, a tangent of 25.80 feet, a length of 42.61 feet, and having a chord which bears S 44 deg 16' 51" W, a distance of 39.12 feet to an iron rod;

Thence, leaving said road, S 75 deg 43' 24" W, a distance of 150.00 feet to an iron rod;

Thence, N 14 deg 22' 57" W, a distance of 150.00 feet to the point of beginning and containing 28,509.231 square feet or 0.654 acres of land, more or less.

Being composed of a portion of the property conveyed to Mary I. Obersteadt, Trustee, by deed of record in Book 7162, page 754, Register's Office for Davidson County, Tennessee, and the same property conveyed to White Bridge Properties, LLC by deed of record

in Book 10775, Page 91, said Register's Office, White Bridge Properties, LLC having since merged into White Bridge Properties, a Tennessee general partnership, by instrument of record in Instrument No. 200001060002096, said Register's Office.

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On July 10, 2001, before me, Linda Gayle Barnes, a Notary Public in and for the said State and County, personally appeared Mary I. Obersteadt, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of the Mary I. Obersteadt Trust, a Tennessee Trust, the within named bargainor; and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, by herself as such Trustee.

WITNESS my hand and official seal.

LINDA GAYLE BARNES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Signature Linda Gayle Barnes
My Commission Expires: 3/23/02

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On July 10, 2001, before me, Linda Gayle Barnes, a Notary Public in and for the said State and County, personally appeared Louis Obersteadt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of White Bridge Properties, a Tennessee general partnership, the within named bargainor; and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership, by himself as such general partner of such general partnership.

WITNESS my hand and official seal.

LINDA GAYLE BARNES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Signature Linda Gayle Barnes
My Commission Expires: 3/23/02

Affidavit of Value:

I, the undersigned affiant, hereby swear or affirm, to the best of my knowledge, information and belief, the actual consideration or value of the Property transferred, whichever is greater, is **$1,965,000**, which amount is equal to or greater than the amount the Property would command at a fair and voluntary sale.

Robert N. Buchanan III, Affiant

Subscribed and sworn to before me, this the 10th day of July, 2001.

Deborah A. Hughes
Notary Public
My Commission Expires: 5/28/03

DEBORAH A. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.