File 35 CTIC 1

Map 25 Parcel 196
Map 25 Parcel 203
Prepared by:
Myron C. Ely, Attorney
550 West Main Avenue
Suite 725
Knoxville, Tennessee 37902
(75290)

Davidson County DEEDWARR
Recvd: 08/07/01 09:29 2pgs
Fees:13.00 Taxes:1480.00
20010807-0084509

MAP - 25
PARCEL - 196

WARRANTY DEED

THIS INDENTURE made this 3rd day of August 2001 between
KIRBY CLIFTON, JR. ~~AND MARY PAULINE CLIFTON,~~ TRUSTEE OF THE CLIFTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 22 AUGUST 1995
of the First Part, and

MEADOW CREEK, L.P., a Tennessee Limited Partnership
of the Second Part.

WITNESSETH: That said First Parties for and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATION to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Party the following described premises, to-wit:

SITUATE in the Tenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod situated in the westerly margin of Dickerson Pike, said point also being the southeast corner of the Paul M. and Judy T. Finholt property of record in Book 8394, page 10, in the Register's Office for Davidson County, Tennessee; thence along said road, South 20 deg. 10 Min. 34 Seconds West, a distance of 670.81 feet to an iron rod; thence leaving said road, North 69 deg. 49 Min. 26 Seconds West, a distance of 354.68 feet to an iron rod; thence North 74 deg. 49 Min. 28 Seconds East, a distance of 20.00 feet to an iron rod; thence North 14 deg. 26 Min. 11 Seconds East, a distance of 745.79 feet to an iron rod; thence South 74 deg. 37 Min. 53 Seconds East, a distance of 252.34 feet to an iron rod; thence South 37 deg. 03 Min. 17 Seconds East, a distance of 192.08 feet to the point of BEGINNING, containing 280,506.450 square feet or 6.440 acres of land; according to the survey of Dale & Associates, Consulting Civil Engineering, Steven D. Delle, Surveyor, dated 9 July 2001 bearing Job Number 98020.

BEING the same property conveyed to Kirby Clifton Family Revocable Living Trust by deed dated 2 June 1999 from Paul M. Finholt and wife Judy T. Finholt, of record in Book 11514, page 788; and being a portion of the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust Agreement dated 22 August 1995, by deed dated 22 August 1995 from Kirby Clifton, of record in Book 9770, page 698, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictions of record in Book 11198, page 58, in the Register's Office for Davidson County, Tennessee; and subject to rights of upper and lower riparian owners in and to the use of and the continued uninterrupted flow of any creeks or streams.

The preparer of this deed makes no representation as to the status of the title of the property described herein.

with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, its successors and assigns forever.

And said First Parties, for themselves and for their successors and assigns, do hereby covenant with said Second Party, its successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for the year 2001

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural as the case may demand.

IN WITNESS WHEREOF the said First Parties have hereunder set their hands and seals the day and year first above written.

THE CLIFTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 22 AUGUST 1995

By: Kirby Clifton Jr. Trustee
Kirby Clifton, Jr., Trustee

~~**By:** _____~~
~~**Mary Pauline Clifton, Trustee**~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned Notary Public in and for the State and County aforesaid personally appeared **KIRBY CLIFTON, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a **TRUSTEE OF THE CLIFTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 22 AUGUST 1995**, the within named bargainor, and that he as such **Trustee** being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as **Trustee.**

Witness my hand and official seal this 3rd day of August 2001.

_____
Notary Public

My Commission expires: 3/26/05

JAMES G. LACKEY, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

~~Before me the undersigned Notary Public in and for the State and County aforesaid personally appeared **MARY PAULINE CLIFTON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a **TRUSTEE OF THE CLIFTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 22 AUGUST 1995**, the within named bargainor, and that she as such Trustee 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 official seal this _____ day of August 2001.~~

~~_____~~
~~Notary Public~~

~~My Commission expires:~~ _____

SEND TAX BILLS TO:
MEADOW CREEK, L.P.
1813 NORTHSHORE Drive-Suite 105
KNOXVILLE, TN. 37919

OWNER/PROPERTY ADDRESS:
MEADOW CREEK, L.P.
1813 NORTHSHORE Drive-Suite 105
KNOXVILLE, TN. 37919

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 400,000.00
Affiant Joseph Blum
Sworn to and subscribed before me this 6TH day of August 2001.

My Commission expires: 3/26/05

_____
Notary Public

JAMES G. LACKEY, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE