Davidson County DEEDWARR
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Fees:28.00 Taxes:399.60
20011203-0132172

# GENERAL WARRANTY DEED

This instrument was prepared by:
Hannah K.V. Cassidy
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, TN 37219

**PICK-UP**

FROM: Woodbine Cumberland Presbyterian Housing Corporation, GRANTORS

TO: Woodbine Cumberland Meadows, L.P., GRANTEE

| Address of New Owner: | Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Woodbine Cumberland Meadows, L.P. 222 Oriel Avenue Nashville, TN 37210 | Same | 119-13-314 (Tract I) 119-13-322 (Tract II) 119-13-320 (Tract III) 119-13-319 (Tract IV) 119-13-318 (Tract V) 119-13-317 (Tract VI) 119-13-316 (Tract VII) 119-13-315 (Tract VIII) |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eight Thousand and No/100 Dollars ($108,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of November, 2001.

Notary Public
My Commission Expires: 7-24-04

MELINDA A. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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FOR AND IN CONSIDERATION OF the sum of One Hundred Eight Thousand and No/100 Dollars ($108,000.00), the receipt and sufficiency of which are hereby acknowledged, Woodbine Cumberland Presbyterian Housing Corporation, a Tennessee nonprofit corporation, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Woodbine Cumberland Meadows, L.P., a Tennessee limited partnership, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"). *Tract 1 - no address; Tract 2 - 3009 Simmons Avenue; Tract 3 - 3005 Simmons Ave; Tract 4 - 3003 Simmons Ave; Tract 5 - 3001 Simmons Ave.

The Property is improved property known as Simmons Avenue, Nashville, Tennessee 37830.& Tract 6 - 301 Timmons Street, Tract 7 - 303 Timmons Street and Tract 8 - no address, Nashville, Tennessee 37830.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this

conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 30th day of November, 2001.

WOODBINE CUMBERLAND
PRESBYTERIAN HOUSING
CORPORATION

By: Jess Shaw

Print Name: Jess Shaw

Title: Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared Jess Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of WOODBINE CUMBERLAND PRESBYTERIAN HOUSING CORPORATION, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30th day of November, 2001.

Melinda A. Gray
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-24-04

**EXHIBIT A**

Property Description

TRACT I

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point, said point being an old iron pin at the Northwest Corner of the Woodbine Cumberland Presbyterian Church lot as of record in Deed Book 3311, page 327 (R.O.D.C.); thence with the Westerly line of said lot South 01 deg. 50 min. 27 sec. West 226.30 feet to a new iron pin and being the Southwest corner of said lot and lying in the northerly line of Woodbine Cumberland Presbyterian Church lot as of record in Deed Book 1281, page 467 (R.O.D.C.); thence with said line North 86 deg. 52 min. 25 sec. West 20.71 feet to a new iron pin in the R.O.W. of an alley; thence with said R.O.W. along a curve to the left with a delta angle of 82 deg. 10 min. 19 sec., having a radius of 50 feet, for length of 71.71 feet; with a chord bearing and distance of North 26 deg. 13 min. 59 sec. West 185.61 feet to a new iron pin in the Southerly R.O.W. of Timmons Street; thence with said R.O.W. South 86 deg. 57 min. 00 sec. East 93.28 feet to the point of beginning and containing 0.1913 acres more or less.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 5, of Block "B", on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, page 39, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT III

LAND in Davidson County, Tennessee, being Lot No. 7, of Block "B", on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT IV

LAND in Davidson County, Tennessee, being Lot No. 8, of Block "B", on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT V

LAND in Davidson County, Tennessee, being Lot No. 9, of Block "B", on the Map of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT VI

LAND in Davidson County, Tennessee, being Lot No. 4, on the Resubdivision Plat of Lots 1-4, 11-13, Block B, of M. J. Timmon's Land, as shown on plat of record in Plat Book 7900, page 816, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT VII

LAND in Davidson County, Tennessee, being Lot No. 3, on the Resubdivision Plat of Lots 1-4, 11-13, Block B, of M. J. Timmon's Land, as shown on plat of record in Plat Book 7900, page 816, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT VIII

LAND in Davidson County, Tennessee, being Lot No. 2, on the Resubdivision Plat of Lots 1-4, 11-13, Block B, of M. J. Timmon's Land, as shown on plat of record in Plat Book 7900, page 816, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Trustees of Woodbine Cumberland Presbyterian Housing Corporation by deed from Woodbine Cumberland Presbyterian Church, of record as Instrument No. 20011030-0117954, said Register's Office.

**EXHIBIT B**

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2001 and subsequent years.

   Davidson County taxes for 2001, Map-Par. 119-13-314 (Tract I), $154.58 Unpaid.

   Taxes for 2001 (Tract II), which on January 1st thereof were exempt, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year pursuant to the provisions of Tennessee Code Annotated 67-5-201.

   Davidson County taxes for 2002, Map-Par. 119-13-320 (Tract III), $896.54 Unpaid.

   Davidson County taxes for 2002, Map-Par. 119-13-319 (Tract IV), $845.01 Unpaid.

   Davidson County taxes for 2002, Map-Par. 119-13-318 (Tract V), $1,094.62 Unpaid.

   Davidson County taxes for 2002, Map-Par. 119-13-317 (Tract VI), $1,072.87 Unpaid.

   Davidson County taxes for 2002, Map-Par. 119-13-316 (Tract VII), $1,603.00 Unpaid.

   Davidson County taxes for 2002, Map-Par. 119-13-315 (Tract VIII), $838.14 Unpaid.

2. The following matters as shown on that certain survey dated November 21, 2001, last revised on November 29, 2001, prepared by Erly J. Thornton, Jr., R.L.S. No. 1123 for Thornton and Associates, Inc.

   (a) a 10 food wide utilities easement running along the easterly boundary of Tract VI, recorded in the Plan of record in Book 7900, page 816, said Register's Office;

   (b) a 10 foot wide utilities easement running along the westerly boundary of Tracts II, III, IV, and V, recorded in the Plan of record in Book 1130, page(s) 31 and 39 (Tracts II, III, IV, and V), said Register's Office.

   (c) a portion of a 20 foot wide sewer easement crossing the most southern portion of Tract I, recorded in Deed Book 4100, page 458, said Register's Office.