Davidson County DEEDWARR
Recvd: 12/26/01 13:44 4pgs
Fees:23.00 Taxes:92.50

20011226-0141808

PICK-UP

Address New Owners:
Chan McCullough & Venture Properties
905 Travelers Ct
Nashville, TN 37220

Map Parcel No:
35-12-A-227CO

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Lakeland Village L.P.

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Chan McCullough & Venture Properties

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A"

This is unimproved property known as: 2621 Airwood Dr., Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever: and we do covenant with the said grantees that we are lawfully seized and possessed of said property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 19 day of December, 2001.

Peggy Lee Dao Gales
for Lakeland Village L.P.
grantors

_____

STATE OF VIRGINIA
COUNTY OF Henrico

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beverly Lockhart Coles, 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 the managing partner of Lakeland Village L.P., the within named bargainor, a Tennessee limited partnership, and that she as such managing partner executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by herself as such managing partner

Witness my hand and official seal at Nashville, Tennessee, this 19 day of December 2001.

Commission expires August 31, 2005 Notary Public Lashash N Hayes-Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is _____.

_____
AFFIANT

Subscribed and sworn to me this _____ day of _____, 2001.

Commission expires _____ Notary Public _____

This instrument prepared by:
Talton Williams
700 Craighead St., Suite 103
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF December 2001.
Deputy Register

LEGAL DESCRIPTION – EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF LAKELAND SUBDIVISION, SECTION 2, PHASE 3, AS OF RECORD IN PLAT BOOK 9700, PAGE 310, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING ALL OF THE SAME PROPERTY RECORDED ON THE PLAT OF "PUD BOUNDARY PLAT LAKELAND SECTION TWO" IN PLAT BOOK 7900, PAGE 102, R.O.D.C., TENNESSEE, SAID TRACT BEING MORE FULLY DESCRIBED ACCORDING TO BOUNDARY RETRACEMENT SURVEY OF R.H. MAXSON, III, TENNESSEE REGISTERED LAND SURVEYOR NO. 818, RAGAN-SMITH-MURPHY & ASSOCIATES, DATED AUGUST 15, 1990, JOB NO. 86-011, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY CORNER OF THE HEREIN-DESCRIBED TRACT AND THE NORTHWESTERLY CORNER OF LOT 1 ON THE PLAT OF SECTION II, PHASE ONE LAKELAND OF RECORD IN PLAT BOOK 6250, PAGE 983, R.O.D.C., TENNESSEE; THENCE, WITH WESTERLY LINE OF SAID LOT 1, S 44 DEG. 01' 13" E, 147.99 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF AIRWOOD DRIVE; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE IN A NORTHEASTERLY DIRECTION WITH A 420.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.96 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 48 DEG. 42' 20" E, 39.94 FEET; THENCE, CROSSING AIRWOOD DRIVE, S 38 DEG. 34' 08" E, 40.00 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY TERMINUS OF THE SOUTHERLY RETURN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF AIRWOOD DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD; THENCE, IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 83 DEG. 34' 08" E, 35.36 FEET; THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD, S 38 DEG. 34' 08" E, 130.90 FEET TO AN IRON PIN SET; THENCE, WITH A 545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 404.91 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 59 DEG. 51' 11" E, 395.66 FEET; THENCE, LEAVING THE RIGHT-OF-WAY LINE OF HIBBITTS ROAD, S 07 DEG. 44' 10" E, 143.47 FEET TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF MEADOWVIEW ACRES OF RECORD IN PLAT BOOK 2133, PAGE 50, R.O.D.C., TENNESSEE; THENCE, WITH SAID NORTHERLY LINE, S 89 DEG. 07' 30" W, 20.96 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 85 DEG. 59' 50" W, 100.25 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 83 DEG. 19' 28" W, 86.28 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 79 DEG. 24' 13" W, 119.20 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 75 DEG. 24' 54" W, 100.17 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT; THENCE, S 71 DEG. 27' 55" W 155.23 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT IN THE NORTHERLY LINE OF LAKELAND OF RECORD IN PLAT BOOK 2133, PAGE 15, R.O.D.C., TENNESSEE; THENCE, WITH SAID NORTHERLY LINE OF LAKELAND S 68 DEG. 13' 55" W, 139.98 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 64 DEG. 48' 45" W, 438.56 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 20' 54" W, 503.30 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 62 DEG. 11' 02" W, 314.76 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 71 DEG. 47' 59" W, 136.89 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 66 DEG. 02' 37" W, 138.72 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 43' 11" W, 101.19 FEET TO AN EXISTING CONCRETE MONUMENT IN THE SOUTHEASTERLY CORNER OF GATEWAY MISSIONARY BAPTIST CHURCH OF RECORD IN BOOK 3186, PAGE 542, R.O.D.C., TENNESSEE; THENCE, WITH THE EASTERLY LINE OF GATEWAY CHURCH, N 10 DEG. 18' 40" W, 184.96 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF WOODBERRY PARK OF RECORD IN PLAT BOOK 2133, PAGE 119, R.O.D.C., TENNESSEE; THENCE, WITH SAID SOUTHERLY LINE, N 59 DEG. 17' 02" E, 433.06 FEET TO AN EXISTING CONCRETE MONUMENT IN A SOUTHEASTERLY CORNER OF WOODBERRY PARK; THENCE, WITH AN EASTERLY LINE OF WOODBERRY PARK, N 15 DEG. 40' 08" W, 293.60 FEET TO AN EXISTING CONCRETE MONUMENT IN A

LEGAL DESCRIPTION – EXHIBIT A – CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION - EXHIBIT A - CONTINUED

SOUTHERLY LINE OF WOODBERRY PARK; THENCE, WITH SAID SOUTHERLY LINE, N 71 DEG. 10' 44" E, 155.20 FEET TO AN EXISTING IRON PIN; THENCE, N 64 DEG. 50' 35" E, 280.15 FEET TO AN EXISTING IRON PIN; THENCE, N 64 DEG. 36' 28" E, 378.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 56 DEG. 17' 56" E, 234.33 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 58 DEG. 18' 13" E, 245.79 FEET TO AN EXISTING IRON PIN; THENCE, N 11 DEG. 13' 17" E, 101.73 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 55 DEG. 01' 40" E, 120.67 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS OF LAND:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 17 - 52 ON THE FINAL PLAT - PHASE TWO LAKELAND-SECTION TWO AND AIRWOOD DRIVE & HIBBITTS CT. AS SHOWN ON SAID PLAN, OF RECORD IN BOOK 7900, PAGE 103, SAID REGISTER'S OFFICE, AND THE AREA TITLED "OPEN COMMON AREA" AS SHOWN ON THE PUD BOUNDARY PLAT FOR LAKELAND, SECTION TWO, AS OF RECORD IN BOOK 7900, PAGE 102, SAID REGISTER'S OFFICE.

Being the same property transferred from Beverly Wms-Lockhart to Lakeland Village LP by instrument of record instrument #200003230029762 R.O.D.C. Tennessee.