This instrument prepared by:
Joseph B. Fitt, Jr.
414 Union Street, Suite 1800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/16/02 15:48 3pgs
Fees:18.00 Taxes:12471.91
20020116-0006775

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joint Venture, LLC	SAME	
(NAME) c/o Trike Property Management	(NAME)	Map 76-1
(STREET ADDRESS OR ROUTE NUMBER) P.O. Box 11159	(STREET ADDRESS)	Parcel 138
(CITY) Milwaukee (STATE) WI (ZIP) 53211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by Joint Venture, LLC, a Wisconsin limited liability company and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Tulip Grove, LLC, a Florida limited liability company have this day bargained and sold, and do hereby transfer and convey unto the said Joint Venture, LLC, a Wisconsin limited liability company the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tulip Grove Center, Phase II, as shown on a plat of record in Plat Book 9700, page 930, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Tulip Grove, LLC, a Florida limited liability company by deed from Metropolitan Airport Center Limited Partnership, a Tennessee limited partnership of record in Book 11212, Page 359 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $3,370,787.00
Subscribed and sworn to before me this the 15TH *day of January, 2002*

Affiant _____

Notary Public _____

My commission expires: 1-26-05
(Affix Seal)

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

This is unimproved ( ) property, known as 400 Tulip Grove Road, Hermitage, Tennessee *improved*
(X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit "A".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 15TH *day of January, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tulip Grove, LLC, a Florida limited liability company

By: Edmunson Orange Corp., its Manager

BY: _____
ITS: VICE PRESIDENT
NAME: WILLIAM I. GULLIFORD III

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, Tina J. Williams, a Notary Public in and for said County and State, William J. Gulliford, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that William J. Gulliford is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11 day of January, 2002.

Tina J. Williams
Notary Public
My Commission Expires:

TINA J. WILLIAMS
MY COMMISSION # CC 909843
EXPIRES: February 13, 2004
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

1. Declaration of Covenants, Conditions, and Restrictions as of record in Book 8154, page 118 and as amended in Book 9340, page 53 and as assigned in Book 11212, page 364 and approval of record in Instrument No. 20001025-0105843, said Register's Office.

2. Declaration of Covenants, Conditions, and Restrictions as of record in Book 11530, page 313, as amended in Instrument No. 20001115-011375, said Register's Office.

3. Declaration of Covenants, Conditions, and Restrictions as of record in Book 11463, page 341, said Register's Office

4. Subject to all matters shown on the Plan of record in Book 9700, page 930, Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease of record in Instrument No. 20001018-0103519 and amended in Instrument No. 20001025-0105844, Register's Office for Davidson County, Tennessee.

6. Permanent Drainage Easement of record in Book 11512, page 164, said Register's Office.

7. Easement(s) to Cumberland Water Company, as set forth in instrument recorded in Book 4106, page 812, as shown on the Survey number 98310, dated 10-20-98, last revised 11-11-98, prepared by Dale and Associates, Surveyor.

8. Terms and conditions of Easement Agreement, as set forth in instrument in Book 9340, page 61 as shown on the Survey number 98310, dated 10-20-98, last revised 11-11-98, prepared by Dale and Associates, Surveyor.

9. Permanent Drainage Easement, Temporary Construction Easement for Slopes, and Easements for Working area as set forth in Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee at Nashville entered 9-25-98, Docket No. 96C2780, as such easement appear on the Surveyor number 98310, dated 10-20-98, last revised 11-11-98, prepared by Dale and Associates, Surveyors.

10 Subject to the flow of any creeks, streams or branches.