WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 547,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires April 28, 2004

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HICKORY PLACE, LLC (NAME)	same (NAME)	MAP 34-02
314 BLUEBIRD DRIVE (ADDRESS)	(ADDRESS)	PARCEL 6
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OFFICE LEASING PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HICKORY PLACE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 78 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to OFFICE LEASING PARTNERSHIP with general partners being Lucy R. Carter, Charles A. Young, Stephen J. Wolf and Eric B. Dahlhauser, by Deed of record in Book 8230, page 909, and re-recorded in Book 8638, page 560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Grantor herein agrees to assume payment of all personalty taxes assessed in the name of Carter, Young, Lankford & Roach.

Davidson County DEEDWARR
Recvd: 02/01/02 11:17 2pgs
Fees:13.00 Taxes:2025.75
20020201-0014319

unimproved ( )
This is improved (X) property, known as 314 BLUEBIRD DRIVE, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 30th day of January, 2002

OFFICE LEASING PARTNERSHIP
By: Sean S. Roach
SEAN S. ROACH, PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SEAN S. ROACH with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the a PARTNER and _____ respectively of the OFFICE LEASING PARTNERSHIP the within named bargainor, and corporation, and that he as such PARTNER and PARTNERSHIP being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said SEAN S. ROACH as such PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at GOODLETTSVILLE, TN 37072 on this the 30th day of January, 2002.

My commission expires _____

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004