**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a ~~Notary~~ Public this 14th day of February, 2002.

Notary Public

My Commission Expires: 11/21/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ole South Properties, Inc.
P o . Bo x 1776
Murfreesboro, TN 37133

Davidson County DEEDWARR
Recvd: 02/21/02 16:10 4pgs
Fees:23.00 Taxes:4477.00
20020221-0022799

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
see attached

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Ole South Properties, Inc.** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 148, 150-169 (inclusive) 260, 261, 308-318 (inclusive) 320-328 (inclusive) and 332 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record as Instrument number 20010628-0068483, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Danco Property Investments, LLC by deed from Double M Partners, a Tennessee general partnership of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Page 561-562, Register's Office for Davidson County, Tennessee.

Subject to an Easement for flow of Creeks and/or springs.

Subject to an Easement for telephone line granted American Telephone and Telegraph Company of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of record in Plan Book 3, page 26, Chancery Court at Nashville, Tennessee, which shows a proposed road along the north boundary of Lot 6 and 7, and any easement thereon.

Subject to the right of way along Rural Hill Road and also along unnamed gravel road leading to Morgan Cemetery.

Subject to an Right of way easement of record in Book 1147, page 148, said Register's Office.

Subject to an Easement for sanitary sewer and/or storm drainage of record in Book 7453, page 445, said Registers Office.

Subject to an easement for sewer (20 ft. wide) along the westerly boundary line of record in Book 8795, page 158, said Registers Office.

Subject to an easement for Storm Water Detention Agreement of record in Book 7632, page 962, said Registers Office.

Subject to all matters appearing on the boundary survey of Double M. Partners Property , dated August 4, 1998 and revised September 24, 1999, prepared by Anderson-Delk & Associates, Inc.

Subject to all matters on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record as Instrument Number 20010628-0068483, Register's Office for Davidson County, Tennessee.

Agreement for Use and Maintenance of a private road across the Blackman property of record in Book 1147, page 148, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument # _____, Register's Office for Davidson County, Tennessee.

Subject to the ByLaws of record in Instrument #_____, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Lots 148, 150-169, 308-318, 260, 261, 320-328, , and Lot 332, Nashville Tennessee.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of February, 2002.

DANCO PROPERTY INVESTMENTS, LLC

By: **Austin Daniel**
Its: Managing Member

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member of the limited liability company and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said Austin Daniel, as such Managing Member.

Witness my hand and official seal this 14th day of February, 2002.

Notary Public

11/2/05
My Commission Expires

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

| Lot # | Map/parcel | Lot# | Map/parcel |
|---|---|---|---|
| | | 322 | 149-15-0-A-249 |
| 148 | 149-15-0-A-288 | | |
| 150 | 149-15-0-A-286 | 323 | 149-15-0-A-248 |
| 151 | 149-15-0-A-285 | 324 | 149-15-0-A-247 |
| 152 | 149-15-0-A-284 | 325 | 149-15-0-A-246 |
| 153 | 149-15-0-A-283 | 326 | 149-15-0-A-245 |
| 154 | 149-15-0-A-282 | 327 | 149-15-0-A-244 |
| 155 | 149-15-0-A-281 | 328 | 149-15-0-A-243 |
| 156 | 149-15-0-A-280 | | |
| 157 | 149-15-0-A-279 | 332 | 149-15-0-A-239 |
| 158 | 149-15-0-A-278 | | |
| 159 | 149-15-0-A-277 | | |
| 160 | 149-15-0-A-276 | | |
| 161 | 149-15-0-A-275 | | |
| 162 | 149-15-0-A-274 | | |
| 163 | 149-15-0-A-273 | | |
| 164 | 149-15-0-A-272 | | |
| 165 | 149-15-0-A-271 | | |
| 166 | 149-15-0-A-270 | | |
| 167 | 149-15-0-A-269 | | |
| 168 | 149-15-0-A-268 | | |
| 169 | 149-15-0-A-267 | | |
| 260 | 149-15-0-A-266 | | |
| 261 | 149-15-0-A-265 | | |
| 308 | 149-15-0-A-263 | | |
| 309 | 149-15-0-A-262 | | |
| 310 | 149-15-0-A-261 | | |
| 311 | 149-15-0-A-260 | | |
| 312 | 149-15-0-A-259 | | |
| 313 | 149-15-0-A-258 | | |
| 314 | 149-15-0-A-257 | | |
| 315 | 149-15-0-A-256 | | |
| 316 | 149-15-0-A-255 | | |
| 317 | 149-15-0-A-254 | | |
| 318 | 149-15-0-A-253 | | |
| 320 | 149-15-0-A-251 | | |
| 321 | 149-15-0-A-250 | | |