Box 37
LL

Address New Owner:	Map-Parcel Numbers	Send Tax Bills To:
P E Ventures, LLC 1034 Chancery Lane Nashville, TN 37215	Map156, Par. 47 Map 156, Par. 25	Same

This instrument prepared by:
Boult, Cummings, Conners & Berry, PLC (JIVB)
414 Union Street, Suite 1600
P.O. Box 198062
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/01/02 15:16 6pgs
Fees:33.00 Taxes:14060.00
20020401-0039411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million, Eight Hundred Thousand and NO/100 DOLLARS ($ 3,800,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sarah Hunter Hicks Green, unmarried, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to P E Ventures, LLC, a Tennessee Limited Liability Company (the "Grantee"), its successors and assigns, certain land in Davidson and Williamson Counties, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to such matters as are listed and described in Exhibit B, which is attached hereto and incorporated herein by this reference.

This is improved property, known as 7401 Highway # 100, Nashville, Tennessee.

Pursuant to T.C.A. §46-8-103, Grantor hereby discloses that a gravesite or crypt containing human remains is located on the Property.

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

Grantor covenants with the Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to convey it, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever , except that no warranty is made as to (1) the amount of acreage in the Property or (2) the title to that portion of Tract II of the Property extending from the centerline of the Little Harpeth River to the top of the Southerly bank of such river.

Possession of the residence located upon the Property, and its immediate grounds, may be retained by the Grantor for a period of ninety (90) days following the execution and delivery of this deed. Grantee may take immediate possession of the balance of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of April, 2002.

Sarah Hunter Hicks Green
Sarah Hunter Hicks Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Loretta B. Lane, the undersigned, a Notary Public in and for said County and State, the within named Sarah Hunter Hicks Green, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of April, 2002.

Loretta B. Lane
Notary Public

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:
1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00

Affiant

Subscribed and sworn to before me this 1st day of ~~March~~ April, 2002.

Loretta B. Lane
Notary Public
My Commission Expires: 1-28-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

785635 v1
103333-001 03/28/02

EXHIBIT A

PROPERTY DESCRIPTION (PARCEL 25)

TRACT I

Being a tract of land in the southerly portion of Davidson County, lying in the 35th Councilmanic District of Nashville, Tennessee. Bounded on the north by Charles W. Smith as recorded in Deed Book 9059, Page 522, Register's Office Davidson County (RODC) & Devon Park Subdivision, Phase III as recorded in Plat Book 6900, Page 52, RODC, on the southeast by Right-of-Way (ROW) of State Route 100 (ROW varies), on the southwest by Larry R. Tidwell as recorded in Deed Book 10328, Page 75 RODC, on the northwest by Cecil D. Branstetter as recorded in Deed Book 7277, Page 50, RODC. Being a portion of Lot 2 of the Map of Devon Farm recorded in Plat book 547, Page 193 & 194. Tract being described as follows:

POINT OF BEGINNING being a set point on the northerly ROW margin of State Route 100, being the southwest corner of the 42' ROW dedication as shown on the plat of Devon Park Subdivision, Phase III, as previously mentioned, also being approximately 1500 feet northeast of the center of the Harpeth River; thence along the northerly ROW margin of State Route 100 South 57°37'26" West 452.68 feet to a set point; thence North 32°36'34" West 107.00 feet to a set point; thence South 57°23'26" West 625.00 feet to a set point; thence South 32°36'34" East 107.00 to a set point; thence South 57°23'26" West 412.78 feet to the center of the Harpeth River, passing a witness point at 312.57 feet; thence with the centerline of said Harpeth River, said line being reverenced at 100 feet on the east bank of said river, North 28°57'46" West 331.57 feet to a point; thence continuing with said centerline North 44°00'32" West 58.84 feet to a point; thence leaving said centerline of river and generally following a fence line North 41°38'20" East 330.76 feet to a set point, passing a witness corner at 100.28 feet; thence continuing with said fence North 74°10'26" East 414.44 feet to a set point; thence North 21°20'11" East 540.66 feet to a set point; thence leaving said fence and parallel South 82°10'43" East 426.40 to a 24" Oak also being the common corner of Lot 128 on the previously mentioned Devon Park plat; thence with said rear lines of Lots 128-131 of Devon Park South 33°12'27" East 400.39 feet to the point of beginning.

Containing 638,491 square feet or 14.66 acres.

PROPERTY DESCRIPTION (PARCEL 47)

TRACT II

Being a tract of land in the southerly portion of Davidson County & in part in the northern portion of Williamson County, lying in the 35th Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of State Route 100 (ROW varies), on the east by Edwin Warner Park, ownership shown to Metro. Nashville Department of Parks, no deed of record per Register's Office Davidson County (RODC), on the south by Horseshoe Bend Subdivision as recorded in Plat Book 6200, Page 918 RODC & Plat Book 12, Page 88 Register's Office Williamson County (ROWC), also on the south by Horseshoe Bend Homeowners Association, Inc., as recorded in Deed Book 1191, Page 846 ROWC, on the west by a portion of the Harpeth River & Jerry Brown Russell, Sr. & Melissa Brown Russell as recorded in Deed Book 5831, Page 270 RODC, also on the west by State of Tennessee Dept. of Conservation as

recorded in Deed Book 5143, Page 915 RODC. Being a portion of Lots 2 & 3 of the Map of Devon Farm as recorded in Plat Book 547, Pages 193 & 194. Tract being described as follows:

POINT OF BEGINNING being a found railroad spike in the centerline of the southerly portion of Hicks Road on the southerly ROW margin of State Route 100, point being approximately 3687 feet northeast of the centerline of the Harpeth River; thence with the centerline of Hicks Road the following calls: South 6°18'49" West 166.50 feet to a set point; thence with a curve to the left having a radius of 375.00 feet, an arc length of 257.33 feet, a central angle of 39°19'00", a chord bearing and distance of South 13°20'41" East 252.31 feet to a set point; thence South 33°00'11" East 118.25 feet to a set point; thence with a curve to the right having a radius of 100.00 feet, an arc length of 79.75 feet, a central angle of 45°41'37", a chord bearing and distance of South 10°09'23" East 77.65 feet to a set point; thence South 12°41'26" West 171.70 feet to a set point; thence with a curve to the right having a radius 75.00 feet, an arc length of 35.96 feet, a central angle of 27°28'14", a chord bearing and distance of South 26°25'33" West 35.62 feet to a set point; thence South 40°09'40" West 220.50 feet to a set point; thence with a curve to the left having a radius of 172.00 feet, an arc length of 105.88 feet, a central angle of 35°16'09", a chord bearing and distance of South 22°31'35" West 104.21 feet to a set point; thence South 4°53'31" West 2110.87 feet to a set point; thence South 16°01'16" West 93.47 feet to a point in the approximate centerline of the Little Harpeth River; thence with said centerline of the Harpeth River and leaving Hicks Road North 74°14'22" West 8.43 feet to a point; thence leaving said centerline of the Little Harpeth River South 34°35'16" West 39.38 feet to a set point on the top of the southwesterly bank of the Little Harpeth River and the northerly Common Area line of Horseshoe Bend Subdivision as previously mentioned; thence with said top of bank and northerly line of Horseshoe Bend the following calls: North 52°29'48" West 106.69 feet to a found iron rod; thence North 32°21'35" West 173.91 feet to a set point; thence North 24°22'31" West 273.80 feet to a set point; thence North 76°28'34" East 56.23 feet to a found iron rod; thence North 27°15'57" West 186.98 feet to a found iron rod; thence North 19°19'49" West 235.98 feet to a found iron rod; thence North 51°04'49" West 274.49 feet to a found iron rod; thence North 60°14'13" West 158.66 feet to a found iron rod; thence North 80°41'42" West 47.16 feet to a found iron rod; thence South 47°19'51" West 53.17 feet to a found iron rod; thence South 6°12'05" West 283.57 feet to a found iron rod; thence South 70°57'04" West 389.16 feet to found iron rod; thence North 84°30'53" West 305.30 feet to a set point; thence South 74°23'30" West 324.75 feet to a set point; thence South 81°31'12" West 320.60 feet to a set point; thence South 65°01'29" West 262.00 feet to a set point; thence North 80°47'23" West 170.77 to a set point; thence North 48°28'46" West 193.02 feet to a set point; thence leaving said top of bank and Horseshoe Bend Subdivision North 30°20'28" West 70.88 feet to a point in the centerline of the Harpeth River; thence with said centerline of the Harpeth River, said lines being referenced by a 150 feet witness line on the east bank of the Harpeth River, North 10°29'53" East 89.61 feet to a point; thence continuing with said river North 9°46'15" East 305.56 feet to a set point; thence continuing North 16°48'08" West 235.89 feet to a point in the southerly ROW margin of State Route 100; thence leaving said centerline of the Harpeth River and running with said ROW margin of State Route 100 North 57°23'26" East 424.22 feet to a set point, passing a witness point at 155.89 feet; thence continuing with said ROW margin the following calls: South 32°36'34" East 107.00 feet to a set point; thence North 57°23'26" East 625.00 feet to a set point; thence North 32°36'34" West 107.00 feet to a set point; thence North 57°23'26" East 1350.00 feet to a set point; thence South 32°36'34" East 7.00 feet to a set point; thence North 57°23'26" East 650.00 feet to a set point;

thence North 32°36'34" West 7.00 feet to a set point; thence North 57°23'26" East 444.10 feet to a set point; thence with a curve to the right having a radius of 2831.79 feet, an arc length 193.80 feet, a central angle of 3°55'16", a chord bearing and distance of North 59°21'04" East 193.76 feet to the point of beginning.

Containing 4,770,996 square feet or 109.53 acres.

Said tracts being parts of the same property conveyed to Sarah Hunter Hicks Green by four deeds from Mrs. Hunter G. Hicks of record in Book 4522, Page 167, Book 4522, Page 169, Book 4785, Page 274 and Book 4906, Page 520, Register's Office for Davidson County Tennessee, and also being part of the same property devised to Sarah Hicks Green by will of her mother, Hunter G. Hicks, of record in Will Book 115 Page 255, Probate Court for said County.

EXHIBIT B

The Property as described in Exhibit A of the Deed to which this Exhibit is annexed is expressly conveyed subject to the following exceptions:

1. State and Metropolitan taxes for the year 2002, which have been prorated between the parties and the payment of which has been assumed by the Grantee.

2. Easement granted by Hunter Giers Hicks to Tennessee Valley Authority, of record in Book 2998, page 539, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way of Hicks Road lying within the boundaries of the Property.

4. Subject to the flow of the Harpeth River and the Little Harpeth River.

5. Agreement for Dedication of an Easement for Public Utilities, of record in Book 8626, page 887, and in Book 8626, page 891, said Register's Office .

6. Agreement for Dedication of Easement for Water Line, of record in Book 8019, page 176, said Register's Office.

7. Easement Agreement by and between Sarah Hunter Hicks Green and her late husband, C. William Green, and Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 8019, page 123, said Register's Office.

8. A 30-foot wide water line easement of record in Book 7491, page 777, said Register's Office.

9. Agreement for Dedication of an Easement for Water Line, of record in Book 5258, page 242, said Register's Office.

10. Right of interested persons as defined in TCA 46-4-102 to existing cemetery on Tract II, including ingress and egress thereto.

11. All matters shown on a survey of the Property prepared by Littlejohn Engineering Associates, Inc., No. 211178, dated February 27, 2002, last revised March 29, 2002.