15062-1
File Box 14A

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/02/02 12:36 5pgs
Fees:28.00 Taxes:370.00
20020502-0054119

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Trinity Lane FD Partners
700 Craighead Street
Suite 305
Nashville, TN 37204

New Owner

Map 71-1, Parcel 86
and Map 71-5, Parcels
18, 242 and 243

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Billy G. Gregory and Victor E. Gregory**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Trinity Lane FD Partners, a Tennessee general partnership composed of William R. Hostettler, Carl A. Neuhoff, Jr., Jeffrey D. Davis, Patrick J. Donlon, and Thomas G. Pappas, Jr.**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "B"**; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of April, 2002.

Billy G. Gregory

Victor E. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the State and County set forth above, appeared Billy G. Gregory and Victor E. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of April, 2002.

Notary Public
My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 29th day of April, 2002.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WD.600

Exhibit "A"

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO PARTIALLY BEING LOTS 4 AND 5 OF THE FOURTH ADDITION, SECTION ONE, TRINITY HILLS, AS OF RECORD IN PLAT BOOK 4300, PAGE 91, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TRINITY LANE, AT A CORNER COMMON WITH THE PROPERTY OF SHARON WEBB MADDUX, AS OF RECORD IN DEED BOOK 9691, PAGE 990, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING LOCATED AT NORTHING: 683,200.11; EASTING: 1,736,952.70 ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TRINITY LANE WITH THE EASTERLY PROPERTY LINE OF SHARON WEBB MADDUX, NORTH 15 DEG 41 MIN 48 SEC EAST, 395.56 FEET TO AN AXEL;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SHARON WEBB MADDUX, NORTH 49 DEG 31 MIN 08 SEC WEST, 44.79 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF W.G. QUARLES, JR., AS OF RECORD IN DEED BOOK 10191, PAGE 793, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF W.G. QUARLES, JR., NORTH 46 DEG 46 MIN 32 SEC EAST, 227.06 FEET TO AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF MONTICELLO DRIVE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MONTICELLO DRIVE, SOUTH 23 DEG 38 MIN 09 SEC EAST, 58.54 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH LOT 14 OF SAID FOURTH ADDITION, SECTION ONE, TRINITY HILLS VILLAGE, ALSO BEING THE PROPERTY OF M.D.H.A., AS OF RECORD IN DEED BOOK 11473, PAGE 41, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO DRIVE, WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 14, SOUTH 66 DEG 46 MIN 12 SEC WEST, 122.00 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 14, SOUTH 61 DEG 18 MIN 03 SEC EAST, 76.22 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH LOT 13 OF SAID FOURTH ADDITION, SECTION ONE, TRINITY HILLS VILLAGE, ALSO BEING THE PROPERTY OF M.D.H.A., AS OF RECORD IN DEED BOOK 11473, PAGE 44, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 13, SOUTH 14 DEG 01 MIN 21 SEC EAST, 98.93 FEET TO AN IRON ROD SET IN THE WESTERLY TERMINUS OF AVONDALE CIRCLE;

THENCE WITH THE WESTERLY TERMINUS OF AVONDALE CIRCLE, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 6.92 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG 38 MIN 04 SEC, THE RADIUS OF WHICH IS 625.00 FEET, THE CHORD OF WHICH IS SOUTH 76 DEG 17 MIN 40 SEC WEST, 6.92 FEET TO AN IRON ROD SET;

THENCE SOUTH 13 DEG 23 MIN 17 SEC EAST, 98.75 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH LOT 6 OF SAID FOURTH ADDITION, SECTION ONE, TRINITY HILLS VILLAGE, ALSO BEING THE PROPERTY OF MOSS INVESTMENTS, AS OF RECORD IN DEED BOOK 5494, PAGE 430, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 6, SOUTH 76 DEG 06 MIN 20 SEC EAST, 78.99 FEET TO AN EXISTING IRON ROD, IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTICELLO DRIVE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF MONTICELLO DRIVE, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 8.30 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 50 MIN 34 SEC, THE RADIUS OF WHICH IS 258.05 FEET, THE CHORD OF WHICH IS SOUTH 14 DEG 49 MIN 55 SEC WEST, 8.30 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 15 DEG 45 MIN 12 SEC WEST, 146.34 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF THOMAS E. SMITH, JR., AS OF RECORD IN DEED BOOK 7194, PAGE 526, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF MONTICELLO DRIVE, WITH THE NORTHERLY PROPERTY LINE OF THOMAS E. SMITH, JR., NORTH 74 DEG 21 MIN 48 SEC WEST, 100.00 FEET TO AN IRON ROD SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF THOMAS E. SMITH, JR., SOUTH 15 DEG 41 MIN 06 SEC WEST, 141.52 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST TRINITY LANE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF WEST TRINITY LANE, NORTH 74 DEG 24 MIN 19 SEC WEST, 162.00 FEET TO THE POINT OF BEGINNING. CONTAINING 94,558 SQUARE FEET OR 2.171 ACRES MORE OR LESS.

BEING THE SAME PROPERTY OF BILLY G. & VICTOR E. GREGORY, AS OF RECORD IN DEED BOOK 8151, PAGE 854; DEED BOOK 10315, PAGE 766 ~~&~~ DEED BOOK 9344, PAGE 489; AND DEED BOOK 9187, PAGE 978, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Included within the above description, and not excluded therefrom (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. 4 and 5, on the Final Plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and 5 are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2002, a lien not yet due and payable, which taxes have been prorated between the parties and assumed by the Grantee.

2. Matters shown on the plans of record in Book 4300, page 91, Register's Office for Davidson County, Tennessee.

3. Easement granted to the State of Tennessee of record in Book 10220, page 422, said Register's Office.

4. Agreement for dedication of Easement for water mains of record in Book 10316, page 561, Register's Office for Davidson County, Tennessee.