44
LRAY

Davidson County DEEDWARR
Recvd: 05/15/02 15:02 3pgs
Fees:18.00 Taxes:5087.50

20020515-0059838

Box 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2002.

Notary Public

My Commission Expires: 11/28/06

Address New Owner As Follows:
Crabtree Green Hills, LLC
Warfield Green Hills, LLC
Andrews Green Hills, LLC
MWGH Partners, LLC
c/o Brookside Partners, LLC
2002 Richard Jones Road, Suite 200A
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 117-14-163
7DA 48490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKERLAND, a general partnership of which Frank Henry Becker, Donna Lucille Nagelsen and Becker Trust are equal partners**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CRABTREE GREEN HILLS, LLC,** a Tennessee limited liability company, as to a 23.8043% undivided interest; **WARFIELD GREEN HILLS, LLC,** a Tennessee limited liability company, as to a 8.6957% undivided interest; **ANDREWS GREEN HILLS, LLC,** a Tennessee limited liability company, as to a 23.8043% undivided interest; and **MWGH PARTNERS, LLC,** a Tennessee limited liability company, as to a 43.6957% undivided interest, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Becker Commercial Subdivision, Section Two, of record in Book 4300, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beckerland, a general partnership of which said Frank Henry Becker, Donna Lucille Nagelsen and said Becker Trust are equal partners, by deed from Frank Henry Becker, Donna Lucille Nagelsen and George E. Noe, Jr., and Christina Becker Brown, Trustees of the Trust U/W Thomas A. Becker, Sr., of record in Book 10462, page 298, Register's Office for Davidson County, Tennessee. Said George E. Noe, Jr., having since died, said Christina Becker Brown is now serving as the sole Trustee of the Becker Trust.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by the Grantees. By acceptance of delivery of this instrument, the Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless the Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4305, page 3, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4300, page 40, Register's Office for said County.

4. Subject to unrecorded Ground Lease and Purchase Agreement effective February, 2002, between Beckerland, a Tennessee general partnership and Hillsboro Brookside Partners, LLC, as assigned to Grantees.

This is improved property known as 3908 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever; and the Grantor covenants with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, their successors and assigns, to warrant and forever defend the title to the said land to the Grantees, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of May, 2002.

BECKERLAND, A GENERAL PARTNERSHIP

By: Frank H. Becker Jr
Frank Henry Becker, Partner

By: Donna Lucille Nagelsen
Donna Lucille Nagelsen, Partner

BECKER TRUST, PARTNER

By: Christina B. Brown, Trustee
Christina B. Brown, Trustee for Becker Trust, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK HENRY BECKER, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2002.

Linda Turner Ray
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/28/06

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA LUCILLE NAGELSEN, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of May, 2002.

Cheryl A. Giles
Notary Public

My Commission Expires:

Cheryl A. Giles
MY COMMISSION # CC832698 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINA B. BROWN, TRUSTEE FOR BECKER TRUST, PARTNER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2002.

Linda Turner Ray
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/28/06