WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/02 08:33 3pgs
Fees:18.00 Taxes:2220.00

20020524-0063270

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEG INVESTMENTS, L.P. (NAME)	~~SUNTRUST BANK~~ Owner (NAME)	MAP 107-13
1010 THOMPSON PLACE (ADDRESS)	609 E. Iris Drive (ADDRESS)	PARCEL 134.00
NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, J.P. PROPERTY MANAGEMENT, LLC, A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEG INVESTMENTS, L.P., A TENNESSEE LMTD PARTNERSHIP

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:

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an P.K. Nail (new) in the southerly margin of Thompson Place, a 50 foot right of way said P.K. Nail being located, a northeast corner of the Watervliet Shores Associates property, alson known as Terrace Hills Apartments and lying in the west margin of a 25'x240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, page 55, Register's Office for Davidson County, Tennessee and also being the northwest property corner of the property herein described; thence with the southerly margin of Thompson Place, North 82 degrees 28' 4" East, passing through a point in the east margin of said 25'x240' eaement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, page 922, Register's Office for Davidson County, Tennessee; thence leaving siad Thompson Place with the west property line of said Crestview, Ltd., South 08 degrees 41' 46" East 174.79 feet to a P.K. Nail (new) said P.K. Nail being on a northerly line of said Watervliet Shores Associates of record in Instrument No. 199912280307567, Register's Office for Davidson County, Tennessee; thence with the north line of said Watervliet Shores Associates, South 81 degrees 34' 54" West passing through a point in the east margin of said 25'x240' easement at 170.00 feet, for a total distance of 194.39 feet to a P.K. Nailo (new); said P.K. Nail being in the west margin of said easement; thence North 08 degrees 45' 36" West 177.84 feet to the Point of Beginning, according to a survey update performed by Ragan-Smith Associates, Inc., dated April 21, 2000 and revised on

CONTINUED

unimproved ( )
This is improved (X) property, known as 1010 THOMPSON PLACE, NASHVILLE, TENNESSEE 37217
(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 15th day of May, 2002

J.P. PROPERTY MANAGEMENT, LLC, A TN LIMITED LIABILITY COMPANY
By: President
JASON PHILLIPS, PRESIDENT

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 JASON PHILLIPS and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the J.P. PROPERTY MANAGEMENT, LLC the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, ~~execute~~ the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JASON PHILLIPS as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at MADISON, TENNESSEE on this the 15th day of May, 2002 .

My commission expires November 27, 2004

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

LEGAL DESCRIPTION CONTINUATION

June 19, 2000.

Being the same property conveyed to J.P. Property Management, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20000622-0062135, Register's Office for Davidson County, Tennessee.