FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
02-12-8-D/02110379

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,271,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUGAR VALLEY, G.P.,	" NEW OWNER "	MAP 181
A TENNESSEE GENERAL PARTNERSHIP	(NAME)	
3180 Old Franklin Road		PARCEL 19
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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, DELVIN FARMS, L.P., A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUGAR VALLEY, G.P., A TENNESSEE GENERAL 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:

TRACT I

A CERTAIN TRACT OR PARCEL of land in the 5th (formerly 7th) Civil District of Davidson County, State of Tennessee, on the Waters of Mill Creek, described as follows:

BEGINNING at a cedar, the southeast corner of A.A. McMahon's Land; thence North 12-1/2° East, 57.8 Poles to a stone, the southwest corner of what was formerly Mrs. Thompson's dower; thence South 88-1/2° East, 80 poles to a stone, the southeast corner of said dower tract; thence South 2-1/4° West, 75 poles to the center of the creek; thence up the center of said creek as it meanders 95 poles to a stake in the center of said creek on Williams line; thence with said line North 2° East, 8 poles to the BEGINNING, containing by estimation 40 acres and 89 poles.

TRACT II

A CERTAIN TRACT OR PARCEL of land in Davidson County, State of Tennessee, as follows:

The western part of Lots Nos 13 and 14 in Subdivision of the Marshall T. Polk Farm in District of Davidson County, Tennessee, a plan of which is recorded in Book 421, Page 146, Register's Office for said County. Beginning at a stake the northwest corner of Lot No. 13 running thence South 86° East, 65.57 poles to a stake with Cherry Tree pointer; thence South 3° West, 27.75 poles to a stake or stone; thence North 86° West, 18.59 poles to a stake or stone; thence South 3° West, 139.10 poles to the center of Mill Creek; thence up with the center of said creek, South 59° West, 482 poles, South 43-1/2° West, 30 poles, South 43° West, 20 poles, South 33° West, 12 poles, South 59° West, 8

CONTINUED

unimproved (X)
This is improved ( ) property, known as Culbertson Road (94.12+/- Acres), Antioch, TN 37013
(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 9th day of December, 2002

DELVIN FARMS, L.P., A TENNESSEE LIMITED PARTNERSHIP
By: Delvin Management, Inc., a Tennessee Corporation
Its: General Partner
By: Margaret Cole Delvin
Margaret Cole Delvin, President

Davidson County DEEDWARR
Recvd: 12/10/02 12:15 2pgs
Fees:13.00 Taxes:8403.14
20021210-0152156

LEGAL DESCRIPTION CONTINUATION

poles; thence leaving said creek, North 3° East, 195.20 poles to the BEGINNING. 54.12 acres more or less.

TRACT III
LAND in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Culbertson Road, 60 feet easterwardly from the common corner of Brown and Battle; thence northwardly near and parallel to a drainage ditch 90 feet more or less, to the center of Mill Creek; thence eastwardly with the center of Mill Creek 100 feet; thence southwardly 90 feet, more or less, to the North margin of Culbertson Road; thence with said margin of said road westwardly 100 feet to the point of BEGINNING.

Subject to "roll back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1005 thru 67-5-1007. Which taxes have been assumed by the Grantor(s).

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

BEING the same property conveyed to Delvin Farms, L.P., by Quitclaim Deed from Margaret Cole Delvin, of record in Book 10739, Page 954, and in Book 10739, Page 956, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared MARGARET COLE DELVIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledged herself to be the PRESIDENT of DELVIN MANAGEMENT, INC., A TENNESSEE CORPORATION, the General Partner of Delvin Farms, L.P., a Tenenssee Limited Partnership, the within named bargainor, and that she as such President of DELVIN FARMS, L.P., executed the within instrument for the purposes therein contained by signing the name of Delvin Management, Inc., a Tennessee Corporation, as the General Partner of Delvin Farms, L.P., a Tennessee Limited Partnership, by herself as President.

Witness my hand and official seal at BRENTWOOD, TENNESSEE, this 9th day of December, 2002.

My Commission Expires: 5/28/03

Notary Public