Davidson County DEEDWARR
Recvd: 03/10/03 12:12 5pgs
Fees:28.00 Taxes:11100.00
20030310-0031022

37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Roundabout Plaza, LLC Attention: John W. Eakin 5141 Virginia Way, Suite 200 Brentwood, TN 37027	Same	Map 92-16, Parcel 233 Map 93-13, Parcel 4
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **ALEXANDER-SMITH LIMITED PARTNERSHIP,** a Tennessee limited partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys to **ROUNDABOUT PLAZA, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the year 2003, a lien, but not yet delinquent, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

John W Eakin
Affiant

Subscribed and sworn to before me, this the 7TH day of March, 2003.

Barbara Kinnen
Notary Public
My Commission Expires: 10/25/03

BARBARA KINNEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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100103-001 03/07/03

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as of record in Book 11625, page 252, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Restriction of Access contained in Deed of record in Book 5085, page 187, said Register's Office.

4. Subject to Restrictions and Neighborhood Development Plan referred to in deed of record in Book 4808, page 817, said Register's Office.

5. Matters shown on Boundary Survey by Crawford Land Surveyors, P.C., dated March 4, 2003.

6. The Plan of record in Book 7900, page 139, shows an owner's certificate, various utility lines, and the following NOTE: Temporary easement for encroaching building until such time as said building is removed, then easement to be automatically removed.

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

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 7th day of March, 2003.

SELLER:

ALEXANDER-SMITH LIMITED PARTNERSHIP

By: Smith-Alexander Enterprises, Inc.,
General Partner

By: _____
Clifford B. Williamson
Chief Operating Officer

This is unimproved land located on 16th Avenue South and 17th Avenue South, Nashville, Tennessee, 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kinnins the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Clifford B. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Operating Officer of Smith-Alexander Enterprises, Inc., the general partner of Alexander-Smith Limited Partnership, the within named bargainor, and that he as such Chief Operating Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Alexander-Smith Limited Partnership by himself as Chief Operating Officer.

WITNESS my hand, at office, this 7th day of March, 2003.

Barbara Kinnins
Notary Public
My Commission Expires: 10/25/03

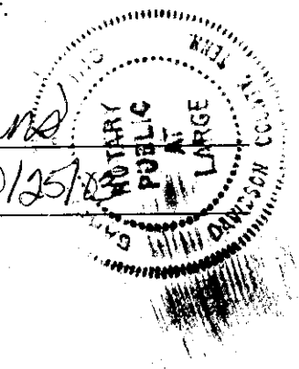


EXHIBIT "A"

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Division Street and Seventeenth Avenue South and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Seventeenth Avenue South, said pin being southerly 137.50 feet along said margin from the southeast corner of 17th Avenue South and McGavock Street, said pin being the northwesterly corner of Alexander-Smith Limited Partnership of record in Deed Book 11483, page 422. R.O.D.C.;

Thence, leaving said margin along or near the southerly line of Al Jolson Enterprises, Inc. of record in Deed Book 8508, page 884, R.O.D.C. and Broadway Properties, L.P. of record in Deed Book 10840, page 619, R.O.D.C., N62 degrees 17' 38" E, 174.66 feet to an iron pin;

Thence, north 27 degrees, 44'41" W, 14.42 feet to an iron pin;

Thence, with the northerly line of Alexander-Smith Limited Partnership of record in Deed Book 10361, page 91, R.O.D.C. and shown on Plan of D and D Improvements of record in Plat Book 7900, page 139, R.O.D.C., N 62 degrees 46' 08" E, 221.00 feet to a monument in the westerly margin of 16th Avenue South;

Thence, with said margin, S27 degrees, 44' 41" E, 182.25 feet to a point in the margin at the intersection of the Music Row Roundabout and 16th Avenue South;

Thence, continuing in the margin of the Music Row Roundabout with a curve concave to the south having a central angle of 35 degrees, 53' 40", a radius of 127.82 feet and a chord of S 56 degrees, 52', 17" W, 78.77 feet for an arc length of 80.08 feet to a point in the northerly margin of the Music Row Roundabout;

Thence, with the northerly margin of Division Street, S72 degrees, 58', 52" W, 43.21 feet to a point;

Thence, continuing with the northerly margin of Division Street, S84 degrees, 22' 18" W, 32.56 feet to a point in the northerly margin of Division Street;

Thence, with said margin, S84 degrees 22' 18" W, 90.16 feet to a point;

Thence, with a curve concave to the south having a central angle of 31 degrees 37' 08", a radius of 143.00 feet and a chord of S68 degrees 33' 51" W, 77.92 feet for an arc length of 78.92 feet to a point;

Thence, S52 degrees 45' 24" W, 18.10 feet to a point,

Thence, with a curve concave to the north having a central angle of 63 degrees 17' 38", a radius of 45.00 feet and a chord of S84 degrees 26' 35" W, 47.22 feet for an arc length of 49.71 feet to a point;

Thence, with a curve concave to the north having a central angle of 33 degrees 37' 40", a radius of 104.41 feet and a chord of N47 degrees 11' 02" W, 60.40 feet for an arc length of 61.28 feet to a point in the easterly margin of 17th Avenue South;

Thence, with said margin, N30 degrees 22' 12" W, 42.76 feet to the point of beginning, containing 57,803 square feet or 1.33 acres, more or less, as per survey dated March 4, 2003, by Theodore Joseph Stevenson, II, Tennessee Registered Land Surveyor No. 2136, of Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212.

Being the same property conveyed to Alexander-Smith Limited Partnership, a Tennessee Limited Partnership by deed from Henry K. Buckner, Sr., Revocable Pour-Out Trust for Mary S. Buckner, Henry R. Buckner, Jr. and E. Wardwell Buckner and Issue, E. Wardwell Buckner and John H. Buckner, Co-Trustees of record in Book 11483, page 422, Register's Office for Davidson County, Tennessee, and by deed from Mickey Gilley of record in Book 10361, page 91, said Register's Office.