Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tiara Development, LLC 214 Centerview Dr, Ste. 101 Brentwood, TN 37027	MAP 163 part of 13 & 154	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Demarius 1919 General Partnership, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Tiara Development, LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year, which have been prorated between the parties.

This is unimproved property located on Old Franklin Road in Nashville, Davidson County, Tennessee, being the same property conveyed to Demarius 1919 General Partnership by quit claim deed recorded as instrument number 20030401-0042977, as corrected by a deed of correction recorded as instrument number ___ _____, Register's Office for Davidson County, Tennessee.

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

Grantor covenants with the 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 for taxes for 2003, which are being prorated between the Grantor and Grantee.

Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/23/03 12:45 4pgs
Fees:22.00 Taxes:0.00
20030523-0070691

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,640,000.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2003.

Notary Public

My Commission Expires: _____

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires
April 6, 2004

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of May, 2003.

DEMARIUS 1919 GENERAL PARTNERSHIP

By: _____

Michael D. Brent, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Cynthia A. Evans, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be a general partner of Demarius 1919 General Partnership, a Tennessee general partnership, the within named bargainor, a Tennessee,*and he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as a general partner of Demarius 1919 General Partnership.

*General Partnership

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of May, 2003.

Cynthia A Evans
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
Jan. 28, 2006

DEED DESCRIPTION - PROVINCETOWN

Being a parcel of property located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee; being parcels 13 & 154 on Davidson County Tax Map 164, being more particularly described as follows:

PROVINCETOWN - BOUNDARY

BEGINNING at an iron rod found on the southwest right-of-way of Old Franklin Road (R.O.W. varies), said point being the western-most point of the Paul B. & Mary R. Rainey Property as of record in Instrument # 20021017-0127836;

THENCE leaving said Old Franklin Road, following said Rainey Property, *South 54 degrees 01 minutes 49 seconds East for a distance of 821.98 feet* to an iron rod found;

THENCE continuing said Rainey Property, *North 32 degrees 35 minutes 25 seconds East for a distance of 297.63 feet* to an iron rod found;

THENCE continuing said Rainey Property, *North 21 degrees 15 minutes 25 seconds East for a distance of 455.84 feet* to an iron rod found in the southern line of Section One, Asheford Crossing, as of record in Plat Book 7900, Page 937;

THENCE leaving said Rainey Property, following said Section One & Section Two, Asheford Crossing as of record in Plat Book 9700, Page 171, *South 82 degrees 55 minutes 45 seconds East for a distance of 859.18 feet* to an iron rod found;

THENCE continuing with said Section Two & Section Three as of record in Plat Book 9700, page 545 & Section Four as of record in Plat Book 9700, Page 912, *South 06 degrees 28 minutes 22 seconds West for a distance of* 1858.69 feet to an iron rod found on the northern right-of-way of the CSX Railroad (200' R.O.W.);

THENCE leaving said Section Four, following said CSX Railroad, *North 50 degrees 18 minutes 15 seconds West for a distance of 1225.60 feet* to a point;

THENCE continuing with said CSX Railroad, on a curve to the left, said curve having a radius of 3131.32 feet, an arc length of 872.67 feet, and a chord of *North 58 degrees 17 minutes 18 seconds West for a distance of 869.85 feet* to a point;

THENCE continuing with said CSX Railroad, *North 66 degrees 16 minutes 20 seconds West for a distance of 313.27 feet* to a point in the southwest right-of-way of said Old Franklin Road;

THENCE leaving said CSX Railroad, following said Old Franklin Road, *North 38 degrees 49 minutes 36 seconds East for a distance of 69.91 feet* to a point;

THENCE continuing with said Old Franklin Road, *North 46 degrees 23 minutes 47 seconds East for a distance of 135.21 feet* to a point;

THENCE continuing with said Old Franklin Road, *North 35 degrees 47 minutes 11 seconds East for a distance of 161.19 feet* to a point;

THENCE continuing with said Old Franklin Road, *North 39 degrees 20 minutes 07 seconds East for a distance of 89.60 feet* to a point;

THENCE continuing with said Old Franklin Road, *North 43 degrees 08 minutes 23 seconds East for a distance of 63.17 feet* to the point of beginning;

Containing 1,964,093 square feet or 45.089 acres +/-

State of Tennessee, County of WILLIAMSON
Received for record the 21 day of
MAY 2003 at 11:12 AM. (RECR 546765)
Recorded in official records
Book 2840 Pages 386- 389
State Tax $ 6068.00 Clerks Fee $ 1.00,
Recording $ 22.00, Total $ 6091.00,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS