WARRANTY DEED

FILE BOX 19B
03-5-030-D

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 15th day of May, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP	"NEW OWNER"	MAPS 174 & 182
(NAME) 2625 Grandview Avenue	(NAME)	PARCELS 8 & 141
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHARLES R. DORNAN AND WIFE, MARTHA J. DORNAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT'S "A" & "B" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the same property conveyed to Charles R. Dornan and wife, Martha J. Dornan, by Deed from W. K. Gardener and wife, Pattygale G. Gardner, of record in Book 5894, Page 186, and Deed from Nolensville Plumbing and Hardware Co., Inc., of record in Book 5550, Page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5894, Page 186, and in Book 5388, Page 713, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. And that Grantee(s) has further assumed any and all "rollback" taxes as provided in TCA Section 67-5-1008, which may be assessed as a result of Grantee(s) change of use of the property.

Davidson County DEEDWARR
Recvd: 05/23/03 15:06 4pgs
Fees:23.00 Taxes:2220.00

20030523-0070966

BEING unimproved ☒
Improved ☐ property known as: Pettus Rd (40.37+/- Total), Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands , this 15th day of May, 2003.

CHARLES R. DORNAN

MARTHA J. DORNAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES R. DORNAN AND WIFE, MARTHA J. DORNAN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

Being a 32.25, more or less, acre tract of land lying in the 5th Civil District of Davidson County, Tennessee, being a portion of the Charles R. Dornan and wife Martha S. Dornan Property and being more particularly described according to a survey by Crockett Surveying, Paul Burton Crockett, Tennessee RLS #1394, dated February 18, 2003 as follows:

Beginning at an old iron rod at a 14 inch walnut tree, said iron rod lying on the most westerly margin of Pettus Road and further described as being the most northeasterly corner of the Robert T. Burrow Property as of record in Book 6858 Page 840, Register's Office Davidson County, Tennessee; thence leaving said westerly margin and running along Burrow north line North 71 Degrees 09 Minutes 58 Seconds West a distance of 203.03 feet to an existing old, iron rod; thence North 86 Degrees 04 Minutes 11 Seconds West a distance of 210.64 feet to an existing old iron rod; thence along Burrow's most westerly line South 25 Degrees 51 Minutes 32 Seconds West a distance of 541.98 feet to an existing iron rod at a 20 inch cherry tree; thence along Dornan north line (Book 9417 Page 834) and Thelma W. Clark's north line (Book 7436 Page 310) the following courses and distances: North 83 Degrees 59 Minutes 38 Seconds West a distance of 176.29 feet to an iron rod at a 4 inch post; thence North 84 Degrees 01 Minutes 08 Seconds West a distance of 302.05 feet to an existing iron rod at a 6 inch post, said iron rod being the most northwest corner of the said Clark Property; thence along Clark's most westerly line South 05 Degrees 46 Minutes 11 Seconds West a distance of 1298.25 feet to an existing iron rod at a 6 inch post, said iron rod being Clark's most southwest corner; thence South 05 Degrees 46 Minutes 11 Seconds West a distance of 95.69 feet to a new iron rod set in the most northerly line of Patricia A. Mendes Desmond Property (Instrument No. 200107110073914, Register's Office Davidson County, Tennessee) thence along Desmond's north line North 82 Degrees 34 Minutes 47 Seconds West a distance of 651.96 feet to a new iron rod, said rod being Desmond's most northwesterly corner; thence along Desmond's most westerly line South 05 Degrees, 51 Minutes, 14 Seconds West a distance of 235.48 feet to an existing post; thence North 84 Degrees 08 Minutes 46 Seconds West a distance of 80.96 feet to an existing iron rod at a 6 inch post; thence along the most easterly line of Moore (Instrument No. 200109050096187), McIntosh (Instrument No. 200206100070499), Webb (Instrument No. 200104040032851), Covenant Community (Book 6372 Page 17) the following courses and distances North 05 Degrees 40 Minutes 04 Seconds East a distance of 478.18 feet to a new iron rod at a 28 inch sassafras tree; thence North 05 Degrees 24 Minutes 22 Seconds East a distance of 639.71 feet to a new iron rod at a 42 inch maple tree; thence North 05 Degrees 41 Minutes 24 Seconds East a distance of 692.72 feet to an old iron rod at a 4 inch post; thence along the most southerly line of the John A. McCormick Property (Book 10421 Page 654) South 87 Degrees 42 Minutes 18 Seconds East a distance of 1207.07 feet to an old iron rod at a 6 inch post; thence leaving said southerly line North 07 Degrees 03 Minutes 31 Seconds East a distance of 95.80 feet to an old 1 inch iron rebar rod; thence North 42 Degrees 32 Minutes 30 Seconds East a distance of 262.61 feet to an existing, old 3/4 inch iron rebar rod; thence South 83 Degrees 21 Minutes 29 Seconds East a distance of 450.47 feet to an existing 3/4 inch iron rebar rod lying on the most westerly margin of Pettus Road; thence along said westerly margin South 07 Degrees 23 Minutes 36 Seconds West a distance of 104.50 feet to the point of beginning containing 1,404,854 square feet or 32.25, more or less, acres.

EXHIBIT "B"

LEGAL DESCRIPTION

Being a 8.12, more or less, acre tact of land lying in the 5th Civil District of Davidson County, Tennessee, being a portion of the Charles R. Dornan and wife Martha S. Dornan Property and being more particularly described according to a survey by Crockett Surveying, Paul Burton Crockett, Tennessee RLS #1394, dated February 18, 2003 as follows:

Beginning at an old iron rod lying on the most westerly right-of-way of Pettus Road, said rod further described as being the most southeasterly corner of the herein described tract and also being the most northeasterly corner of the Patricia A. Mendes Desmond Property as of record by Instrument Number 200107110073914, Register's Office Davidson County, Tennessee; thence leaving said westerly margin and running along Desmond northerly line, North 84 Degrees 08 Minutes 46 Seconds West a distance off 1308.68 feet to a new iron rod at a 4 inch post; thence North 11 Degrees 04 Minutes 57 Seconds East a distance of 166.45 feet to a new iron rod at a 4 inch post; thence along Desmond's most northerly line North 82 Degrees 34 Minutes 47 Seconds West a distance of 69.63 feet to a new iron rod; thence leaving said most northerly line North 05 Degrees 46 Minutes 11 Seconds East a distance of 95.69 feet to an old iron rod at a 6 inch post; thence along the southerly line of the Thelma W. Clark Property as of record in Book 7436 Page 310 Register's Office Davidson County, Tennessee, the following courses and distances:

South 84 degrees 24 Minutes 40 Seconds East a distance of 548.19 feet to an old iron rod at a 6 inch post; thence South 51 Degrees 20 Minutes 42 Seconds East a distance of 78.52 feet to an old iron rod at a 6 inch post; thence North 51 Degrees 01 Minutes 37 Seconds East a distance of 60.90 feet to a new iron rod; thence South 84 Degrees 39 Minutes 34 Seconds East a distance of 716.14 feet to a new iron rod lying on the most westerly margin of Pettus Road; thence along said most westerly margin the following courses and distances:

South 06 Degrees 05 Minutes 15 Seconds West a distance of 44.49 feet to a point; thence South 07 Degrees 38 Minutes 08 Seconds West a distance of 104.74 feet to a point; thence South 10 Degrees 38 Minutes 34 Seconds West a distance of 96.72 feet to a point; thence South 13 Degrees 16 Minutes 10 Seconds West a distance of 25.04 feet to the point of beginning containing 353,534 square feet or 8.12, more or less, acres.