RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38870 File Box "7"

Davidson County DEEDWARR
Recvd: 06/12/03 15:41 3pgs
Fees:18.00 Taxes:2590.00
20030612-0081572

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$700,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 12th DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
VASTLAND COMMUNITIES, LLC	**S A M E**	**114-261**
1700 Hayes Street, Suite 104		**114-262**
Nashville, TN 37203		**114-263**

FOR AND IN 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, THE ELDORADO COMPANY, a partnership composed of Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin and Ruth M. Ismail, Widow of Dr. M. Ismail,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VASTLAND COMMUNITIES, LLC**

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:

Land in the 8th Civil District of Davidson County, Tennessee, being Tracts 1, 2, and 3, as shown on a copy of a boundary survey of the Sloan Estate made Kohl-Coode and Associates, File No. 198, dated September 28, 1973, as follows:

TRACT 1:

BEGINNING at a point in the southerly margin of Charlotte Pike, said point being where the eastern right of way of Old Charlotte Pike would intersect the subject property if it were extended across Charlotte Pike; thence with the southerly margin of Charlotte Pike, North 47 degrees 13' 57" East 289.37 feet to a point; thence continuing with said margin of Charlotte Pike along a curve having a radius of 2,825.0 feet, a distance of 220.86 feet to a point; thence leaving Charlotte Pike, South 21 degrees 37' 52" East 1316.70 feet to a point in the northerly margin of Interstate Highway 40; thence with said margin of Interstate Highway 40, South 35 degrees 43' 32" West 198.48 feet to a point; thence continuing with said margin of Interstate Highway 40, South 43 degrees 59' 58" West 227.84 feet to a point; thence leaving said margin of said Interstate Highway 40, North 26 degrees 02' 56" West, 1343.96 feet to the point of beginning, containing 13.33 acres, more or less.

TRACT 2:

BEGINNING at a point in the southerly margin of Charlotte Pike, said point being 510.23 feet eastwardly from a point in said margin of said Charlotte Pike where the eastern right of way of Old Charlotte Pike would intersect the northerly right of way of Charlotte Pike if it were extended across Charlotte Pike; thence with the southerly margin of said Charlotte Pike, eastwardly along a curve having a radius of 2825.0 feet, a distance of 435.04 feet to a point; thence continuing with said margin of Charlotte Pike, North 60 degrees 13' 11" East 75.19 feet to a point; thence leaving said margin of Charlotte Pike, South 19 degrees 14' 39" East, 1142.98 feet to a point in the northerly margin of Interstate Highway 40; thence with said margin of Interstate Highway 40, South 39 degrees 09' 54" West 127.00 feet to a point; thence continuing with said margin of Interstate Highway 40, South 35 degrees 43' 32" West 404.00 feet to an iron pin; thence leaving said

Interstate Highway 40, North 21 degrees 37' 52" West 1316.70 feet to the point of beginning, containing 13.34 acres, more or less.

TRACT 3:

BEGINNING at a point in the southerly margin of Charlotte Pike, said point being 1,020.46 feet eastwardly from a point in said margin of Said Charlotte Pike where the eastern right of way of Old Charlotte Pike would intersect the northerly right of way of Charlotte Pike if it were extended across Charlotte Pike; thence eastwardly with the southerly right of way of Charlotte Pike, North 60 degrees 13' 11" East 290.23 feet to a point; thence continuing with the right of way of Charlotte Pike, South 29 degrees 46' 49" East 30.0 feet to a point; thence continuing with said right of way of Charlotte Pike, North 60 degrees 13' 11" East 220.00 feet to an iron pin set 600 feet from the westerly margin of the westerly driveway of the former home of Mrs. Emma B. Sloan; thence leaving said Charlotte Pike; South 29 degrees 46' 49" East 792.43 feet to a point in the northerly right of way of Interstate Highway 40; thence with said right of way of said Interstate Highway 40, South 35 degrees 38' 36" West 370.67 feet to a point; thence continuing with said right of way of said Interstate Highway 40, south 39 degrees 09' 54" West 409.47 feet to a point; thence leaving said right of way of said Interstate Highway 40, North 19 degrees 14' 39" West, 1142.98 feet to the point of beginning, containing 13.33 acres, more or less.

BEING the same property conveyed to The Eldorado Company, a partnership of Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin, and Dr. M. Ismail, by deed from Mary S. Siegrist, Dorothy S. Nolan, Warren B. Sloan, II, John W. Nolan, III, and Von Stanford Sloan, of record in Book 4753, page 378, Register's Office for Davidson County, Tennessee. The said Dr. M. Ismail having since died and Ruth Ismail, his wife, now being the owner of his interest in this partnership.

Unimproved (X)
This is improved ( ) property, known as 40 Acres on Charlotte Pike, Nashville, Tennessee 37209

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 our hands this 6th day of June, 2003.

THE ELDORADO COMPANY, A PARTNERSHIP

Zillur R Athar
DR. ZILLUR R. ATHAR

A K M Fakhruddin
DR. A. K. M. FAKHRUDDIN

Ruth M. Ismail
RUTH M. ISMAIL

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 Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin and Ruth M. Ismail, Widow of Dr. M. Ismail, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves as the partners of THE ELDORADO COMPANY, a partnership, the bargainors, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves, as such partners.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006