Davidson County DEEDWARR
Recvd: 06/26/03 16:08 5pgs
Fees:28.00 Taxes:4440.00
20030626-0089015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2003.

Notary Public

My commission expires: 6.3.06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SHADOW GLEN RESIDENTIAL, L.P.	**SAME**	**161-272**
5250 Virginia Way #155		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

AlLARIC DEVELOPMENT COMPANY, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHADOW GLEN RESIDENTIAL, L.P., a Tennessee Limited 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:

FOR LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is improved (____) Unimproved (_X__) property, known as **4916 Nolensville Road, Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 26th day of June, 2003.

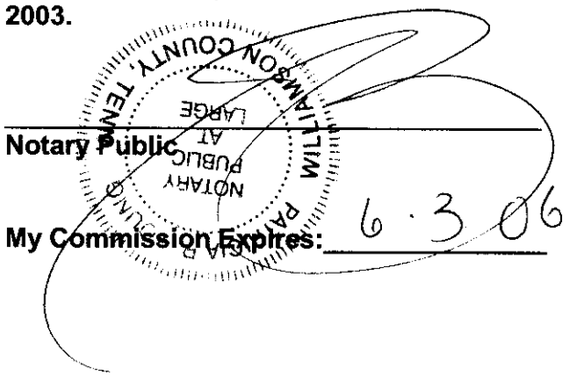
ALARIC DEVELOPMENT COMPANY, INC.

BY:_____
Greg Dorris, President

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Greg Dorris, President** of **AILARIC DEVELOPMENT COMPANY, INC.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **President** of **AILARIC DEVELOPMENT COMPANY, INC.,** the within bargainor, and corporation, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Greg Dorris** as **President.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **26th** day of **June, 2003.**



Notary Public

My Commission Expires: 6·3·06

EXHIBIT A

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 2 ON THE PLAT OF THE BOUNDARY AND SUBDIVISION OF SOUTHMARK, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 38, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE IN THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF ALMO PROPERTIES, AS OF RECORD IN DEED BOOK 7720, PAGE 111, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID RAILROAD SPIKE BEING LOCATED AT N:620892.5640, E:1757571.4404 ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 (1995), ALSO SAID RAILROAD SPIKE BEING LOCATED NORTH 83 DEG 21 MIN 02 SEC WEST, 4.83 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, 75 FEET IN WIDTH;

THENCE WITH THE NORTHERLY PROPERTY LINE OF ALMO PROPERTIES, NORTH 83 DEG 21 MIN 02 SEC WEST, 385.74 FEET TO AN EXISTING IRON ROD, THE TRUE POINT OF BEGINNING, SAID IRON ROD BEING LOCATED AT N:620937.3510, E:1757188.1387 ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 (1995);

THENCE CONTINUING WITH THE NORTHERLY PROPERTY LINE OF ALMO PROPERTIES, NORTH 83 DEG 21 MIN 02 SEC WEST, 739.82 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 82 DEG 59 MIN 49 SEC WEST, 270.05 FEET TO AN EXISTING IRON PIPE AT A CORNER COMMON WITH THE PROPERTY OF HICKORY HEIGHTS PARTNERS, L.P., AS OF RECORD IN DEED BOOK 7948, PAGE 830, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF THE MASTER PLAT OF HICKORY HEIGHTS VILLAS, AS OF RECORD IN PLAT BOOK 6250, PAGE 763, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF HICKORY HEIGHTS PARTNERS, L.P., NORTH 07 DEG 28 MIN 13 SEC EAST, 434.49 FEET TO AN EXISTING IRON PIPE;

THENCE NORTH 06 DEG 27 MIN 05 SEC EAST, 373.12 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF JAMES J. RANKIN, ET. UX., AS OF RECORD IN DEED BOOK 8657, PAGE 863, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF MAPLE RIDGE, AS OF RECORD IN PLAT BOOK 6250, PAGE 850, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF JAMES J. RANKIN, ET. UX., SOUTH 82 DEG 45 MIN 21 SEC EAST, 103.49 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 83 DEG 05 MIN 09 SEC EAST, 870.42 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF THE GIBRALTAR TRUST, AS OF RECORD IN DEED BOOK 5933, PAGE 520, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 2 ON SAID PLAT OF THE BOUNDARY AND SUBDIVISION OF SOUTHMARK;

THENCE, ALONG SAID EASTERLY BOUNDARY N 02° 55' 56" E, 75.00 FEET TO THE POINT OF BEGINNING AS DESCRIBED IN BOOK 9640, PAGE 873.

AND ALSO A 25 FOOT SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT RECORDED IN BOOK 7382, PAGE 755;

AND ALSO A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF NOLENSVILLE ROAD AT THE SOUTHEAST CORNER OF LOT 2 SOUTHMARK RECORDED IN BOOK 7900, PAGE 38;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 2 N 87° 18' 57" W, 391.36 FEET;

THENCE, N 44° 55' 56" W, 29.67 FEET;

THENCE, S 87° 18' 57" E, 413.38 FEET TO THE WESTERLY MARGIN OF NOLENSVILLE ROAD;

THENCE, ALONG SAID MARGIN WITH A CURVE TO THE LEFT 20.00 FEET TO THE POINT OF BEGINNING AS DESCRIBED IN BOOK 9640, PAGE 881.

THE ABOVE DESCRIBED EASEMENT SHALL ONLY BE USED FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND UTILITIES AND SHALL BE USED IN COMMON WITH OTHER ADJOINING OWNERS, OCCUPANTS AND THEIR VISITORS AND CUSTOMERS. THIS EASEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF JOINT ACCESS ROADWAY (THE ROADWAY AGREEMENT) OF RECORD IN BOOK 8064, PAGE 831, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BETWEEN GRANTOR AND GRANTEE DATED JANUARY 11, 1995. GRANTEE SHALL HAVE NO RIGHT OF INGRESS AND EGRESS ACROSS ANY OTHER PORTION OF GRANTOR'S REMAINING PROPERTY TO THE EAST AND SHALL HAVE NO RIGHT TO PLACE ANY SIGN ON ANY PORTION OF GRANTOR'S REMAINING PROPERTY TO THE EAST, AMENDED BY INGRESS/EGRESS PER AGREEMENT OF CONSTRUCTION AND MAINTENANCE OF JOINT ACCESS ROADWAY RECORDED IN INSTRUMENT 20000114-0004981.

ALL DEEDS BEING RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE WESTERLY PROPERTY LINE OF THE GIBRALTAR TRUST, SOUTH 06 DEG 42 MIN 22 SEC WEST, 75.07 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 49 DEG 54 MIN 08 SEC WEST, 228.95 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 04 DEG 27 MIN 09 SEC WEST, 405.40 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 40 DEG 59 MIN 53 SEC EAST, 233.35 FEET TO THE POINT OF BEGINNING.

AND A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE FOLLOWING REAL ESTATE TO PROVIDE ACCESS FROM NOLENSVILLE ROAD TO THE REAL ESTATE HEREIN DESCRIBED, MORE PARTICULARLY DESCRIBED AS:

THE AREA SHOWN AS "50 FOOT MIN. INGRESS-EGRESS AND UTILITY EASEMENT" ON THE PLAT ENTITLED "BOUNDARY AND SUBDIVISION OF SOUTHMARK" AS OF RECORD IN BOOK 7900, PAGE 38, AND THE FOLLOWING ADDITIONAL 50 FOOT STRIP TO CONNECT THE WESTERLY TERMINUS OF SAID EASEMENT TO THE MOST EASTERLY BOUNDARY OF THE REAL ESTATE;

TO FIND THE POINT OF BEGINNING COMMENCE AT AN IRON ROD IN THE WESTERLY MARGIN OF NOLENSVILLE ROAD, 2,128 FEET MORE OR LESS SOUTH OF OLD HICKORY BLVD., SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT ONE SOUTHMARK AS RECORDED IN BOOK 7900, PAGE 38;

THENCE, LEAVING SAID MARGIN AND ALONG THE NORTHERLY LINES OF SAID LOT ONE SOUTHMARK N 87° 02' 14" W, 89.86 FEET TO AN IRON ROD;

THENCE, N 87° 04' 04" W, 370.00 FEET TO AN IRON ROD BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED;

THENCE, ALONG A NEW LINE ACROSS LOT TWO OF THE AFOREMENTIONED SOUTHMARK SUBDIVISION (AND THE MOST EASTERLY BOUNDARY OF THE PROPERTY DESCRIBED), S 02° 55' 56" W, 19.01 FEET TO THE POINT OF BEGINNING;

THENCE, S 87° 04' 04" E, 99.41 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT WHICH HAS A LENGTH OF 15.72', A RADIUS OF 75.00' AND A CHORD OF S 83° 27' 57" E, TO A POINT BEING THE NORTHWESTERLY CORNER OF THE ABOVE REFERENCED "50' MIN. INGRESS-EGRESS EASEMENT";

THENCE, ALONG THE WESTERLY BOUNDARY OF THE AFORESAID EASEMENT S 10° 08' 10" W, 50.00' TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE AFORESAID EASEMENT;

THENCE, WITH A CURVE TO THE LEFT WHICH HAS A LENGTH OF 9.43', A RADIUS OF 125.00' AND A CHORD BEARING OF S 83° 27' 57" E, TO A POINT;

THENCE, N 87° 04' 04" W, 99.41 FEET TO A POINT IN THE EASTERLY BOUNDARY OF THE PROPERTY DESCRIBED;