PICK-UP

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 08/07/03 10:59 3pgs
Fees:18.00 Taxes:1527.96
20030807-0112522

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Ransom Park Partners	Owner	p/o 135-273
1321 Murfreesboro Road		
Nashville, Tennessee 37217		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $412,963.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 2003.

Notary Public

My Commission Expires:

August 3, 2005

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FRANCES RANSOM, DAVID G. BENNETT AND KAREN R. BENNETT,** ("Grantors") by these presents do hereby transfer, sell and convey to **Ransom Park Partners,** a Tennessee general partnership, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Section 5, Ransom Park

Land in the 1st Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning in the easterly margin of Franklin Limestone Road at the northwest corner of the herein described tract;

Thence, North 90°00'00" East a distance of 445.90 feet;
Thence, North 56°12'11" East a distance of 88.63 feet;
Thence, South 84°57'27" East a distance of 78.76 feet;
Thence, South 77°54'14" East a distance of 104.31 feet;
Thence, South 55°51'05" East a distance of 58.39 feet;
Thence, North 21°52'39" East a distance of 100.04 feet;
Thence, North 23°29'04" East a distance of 46.00 feet;
Thence, South 66°30'56" East a distance of 0.83 feet;
Thence, North 23°29'04" East a distance of 90.00 feet;
Thence, North 14°52'59" West a distance of 55.05 feet;
Thence, North 05°59'29" East a distance of 25.00 feet;
Thence, South 84°00'31" East a distance of 18.38 feet;
Thence, South 79°19'21" East a distance of 130.60 feet;
Thence, South 74°02'36" East a distance of 156.55 feet;
Thence, South 03°21'09" West a distance of 165.97 feet;
Thence, South 43°49'53" West a distance of 140.24 feet;

Thence along a curve to the right, an arc distance of 12.64 feet, said curve having a radius of 438.01 feet, a chord direction of South 45°20'32" East and a chord length of 12.64 feet;

Thence, South 44°30'56" East a distance of 11.12 feet;
Thence, South 45°29'04" West a distance of 83.87 feet;
Thence, South 52°38'59" West a distance of 43.59 feet;
Thence, South 25°52'51" West a distance of 100.50 feet;
Thence, South 22°52'04" West a distance of 57.91 feet;
Thence, South 55°58'29" West a distance of 96.71 feet;
Thence, South 45°50'44" West a distance of 98.11 feet;
Thence, South 55°06'06" West a distance of 91.90 feet;
Thence, South 36°36'58" West a distance of 142.44 feet;
Thence, North 84°56'42" West a distance of 116.42 feet;
Thence, North 86°13'33" West a distance of 128.41 feet;
Thence, North 87°06'07" West a distance of 88.68 feet;
Thence, North 83°05'09" West a distance of 108.05 feet;
Thence, North 86°53'14" West a distance of 232.30 feet;
Thence, along the easterly margin of Franklin Limestone Road, North 28°23'44" East a distance of 68.59 feet;

Thence along a curve to the left, an arc distance of 413.74 feet, said curve having a radius of 706.10 feet, a chord direction of North 11°36'33" East and a chord length of 407.85 feet;

Thence, North 05°10'38" West a distance of 79.83 feet;
to the Point of Beginning containing 13.24 acres or 576,743 square feet.

Section 6, Ransom Park

Land in the 1st Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning in the easterly margin of Franklin Limestone Road at the northwest corner of the herein described tract;

Thence, South 87°40'46" East a distance of 79.83 feet;
Thence, North 89°02'04" East a distance of 299.44 feet;
Thence, South 81°47'55" East a distance of 216.96 feet;
Thence, South 84°00'31" East a distance of 203.30 feet;
Thence, South 05°59'29" West a distance of 25.00 feet;
Thence, South 14°52'59" East a distance of 55.05 feet;
Thence, South 23°29'04" West a distance of 90.00 feet;
Thence, North 66°30'56" West a distance of 0.83 feet;
Thence, South 23°29'04" West a distance of 46.00 feet;
Thence, South 21°52'39" West a distance of 100.04 feet;
Thence, North 55°51'05" West a distance of 58.39 feet;
Thence, North 77°54'14" West a distance of 104.31 feet;
Thence, North 84°57'27" West a distance of 78.76 feet;
Thence, South 56°12'11" West a distance of 88.63 feet;
Thence, North 90°00'00" West a distance of 445.90 feet;
Thence, North 05°10'38" West a distance of 55.47 feet;

Thence along a curve to the right, an arc distance of 153.74 feet, said curve having a radius of 612.70 feet, a chord direction of North 02°00'40" East and a chord length of 153.34 feet;

Thence along a curve to the right, an arc distance of 129.28 feet, said curve having a radius of 684.65 feet, a chord direction of North 14°36'34" East and a chord length of 129.09 feet to the Point of Beginning and containing 5.71 acres or 248,909 square feet.

Being a portion of the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352, Register's Office for Davidson County, Tennessee in accordance with the provisions of the Will of James W. Ransom and by Quitclaim Deed from James W. Ransom of record in Book 10673, page 22 and also Quitclaim Deeds appearing of record in Book 11354, page 420 and Book 11434, page 501, said Register's Office. And to David G. Bennett and Karen R. Bennett as to a certain percentage interest by Quitclaim Deeds of

record as Instrument No. 200003310032439; Instrument No. 20010813-0086750, Instrument No. 20020405-0041910; and Instrument No. 20030403-0043936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plans of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, title and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantors and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, RANSOM PARK PARTNERS, its successors and assigns forever.

AND the Grantors do hereby covenant with RANSOM PARK PARTNERS that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said RANSOM PARK PARTNERS, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 6th day of August, 2003.

GRANTORS:

Frances Ransom by Karen R Bennett attorney in fact
FRANCES RANSOM by attorney in fact Karen R. Bennett

Karen R Bennett
KAREN R. BENNETT

David G Bennett
DAVID G. BENNETT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named **Karen R. Bennett and David G. Bennett**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and seal at office on this 6th day of August, 2003.

My Commission Expires:
August 3, 2005

Barbara S Lamb
Notary Public

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named **Karen R. Bennett, as Attorney in fact for Frances Ransom**, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein as Attorney-In-Fact for Frances Ransom.

WITNESS my hand and seal at office on this 6th day of August, 2003.

My Commission Expires:
August 3, 2005

Barbara S Lamb
Notary Public