Box 14-B

Davidson County DEEDWARR
Recvd: 09/19/03 15:54 5pgs
Fees:28.00 Taxes:2218.75
20030919-0139281

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Crews Investment Properties of Tennessee, L.L.C. 7990 Trinity Road, Suite 112 Cordova, TN 38013	Crews Investment Properties of Tennessee, L.L.C. 7990 Trinity Road, Suite 112 Cordova, TN 38013	Map 174 Part of Parcel 176

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TSC CROSSINGS IV, L.P., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Crews Investment Properties of Tennessee, L.L.C., the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A, which is incorporated herein by reference.

This is unimproved property.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

See attached Exhibit B, which is incorporated herein by reference.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 18 day of September, 2003.

TSC CROSSINGS IV, L.P.
By: Harbour Town Properties, Inc.
Its General Partner

By: Jane Cleveland
Jane Cleveland, Vice President

ACKNOWLEDGMENTS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Jane Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of Harbour Town Properties, Inc., the General Partner of TSC CROSSINGS IV, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Harbour Town Properties, Inc. as General Partner for TSC CROSSINGS IV, L.P., by herself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of September, 2003.

Tammy Turner Fox
Notary Public

My commission expires: 1-27-07

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 599,662.71.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2003.

Tammy Turner Fox
Notary Public

My commission expires: 1-27-07

Exhibit A

Real Property Description

PARCELS 176, 211, 212

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being Lot 1, 2, and 3 of The Crossings at Hickory Hollow Phase II Resubdivision of Lot 2 recorded in Instrument 200007260073970, Register's Office of Davidson County, TN. (RODC, TN.) bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the east by the western ROW of Old Franklin Road, on the north by the southern ROW of Crossing Boulevard and on the west Lot 1 of The Crossing at Hickory Hollow Phase II Resubdivision of Lot 3 recorded Plat Book 9700, Page 969 RODC, TN. Described as follows:

POINT OF BEGINNING; being a point at the intersection of said western ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24; Thence, along said northern ROW of Interstate HWY 24; Thence, North 41°47'34" West 2514.74 feet to a point; Thence, leaving said ROW and along said Lot 1 eastern boundary North 45°08'45" East 332.68 feet to a point; Thence, North 41°11'45" East 88.61 feet to a point on said southern ROW of Crossings Boulevard and curve to the left; Thence, along said ROW and curve having a Radius of 2341.83 feet, a Arc Length of 120.86 feet, a Delta Angle of 02°57'25" and an Chord Bearing and Distance of South 50°16'58" East 120.85 feet to point; Thence, along said ROW South 51°45'41" East 930.07 feet to a point on a curve to the left; Thence, continuing along said ROW and curve having a Radius of 1482.39 feet, a Arc Length of 807.37 feet, a Delta Angle of 31°12'20" and a Chord Bearing and Distance of South 67°21'51" East 797.43 feet to a found Iron Rod; Thence, South 82°58'01" East 51.34 feet to a found Iron Rod at a curve to the right; Thence, along said curve having a Radius of 45.00 feet, a Arc Length of 70.69 feet, a Delta Angle of 90°00'19" and a Chord Bearing and Distance of South 37°57'51" East 63.64 feet to a found Iron Rod on said western ROW of Old Franklin Rd.; Thence, along said ROW South 07°01'45" West 624.18 feet to a found Iron Rod; Thence, continuing along said ROW North 82°58'56" West 28.04 feet to a found Iron Rod; Thence, South 06°54'07" West 56.25 feet to a found Iron Rod at a curve to the right; Thence, along said ROW and curve having a Radius of 1355.51 feet, a Arc Length of 515.75 feet, a Delta Angle of 21°48'01" and a Chord Bearing and Distance of South 17°49'11" West 512.65 feet to the Point of Beginning.

Containing 1,519,955 Square Feet or 34.89 Acres.

Included in the aforedescribed tract, but excluded therefrom are two tracts of land described as follows:

Tract 1

LAND in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH those certain easements created pursuant to a Declaration of Joint Access, Landscape and Utilities Easements of record in Instrument Number 200007250073327, as re-recorded at Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

FURTHER EXCLUDING

Tract 2

LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Being a proposed tract of land on a portion of Map 174, parcel 176, known as Lot 2 of the Re-subdivision of Lot no. 2 on the plan of the Crossings at Hickory Hollow, Phase II as recorded in Plat Instrument #200007260073970 Registers Office Davidson County (RODC). Bounded on the north by Right-of-Way (ROW) of Crossings Boulevard (100' ROW), on the east by ROW of Old Franklin Road (100' ROW), on the south by ROW of Interstate 24 and on the west by the remainder of Lot 2. Proposed tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Old Franklin Road; thence leaving said intersection South 69° 16'24" West 107.36 feet to the TRUE POINT OF BEGINNING being a found iron rod on the northwest ROW return at the southwest corner of the previously mentioned intersection, said point lying on the southerly ROW margin of Crossings Boulevard; thence with said ROW and becoming the ROW of Old Franklin Road with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a central angle of 90°00'19", a chord bearing and distance of South 37°57'52" East 63.64 feet to a found iron rod; thence with said ROW of Old Franklin Road South 7°01'58" West 624.30 feet to a found iron rod; thence continuing North 82°58'02" West 28.05 feet to a found iron rod; thence continuing South 7°01'58" West 56.35 feet to a found iron rod; thence continuing with a curve to the right having a radius of 1372.39 feet, an arc length of 515.87 feet, a central angle of 21°32'13", a chord bearing and distance of South 17°48'05" West 512.84 feet to a found iron rod, said point lying on the northeasterly ROW margin of Interstate 24; thence with said ROW of Interstate 24 North 41°47'27" West 732.30 feet to a point, said point lying on the severance line for a Proposed tract; thence leaving said ROW and running with said severance line North 48°12'33" East 165.00 feet to a point; thence continuing North 4°49'03" East 496.22 feet to a point; thence North 23°56'21" East 200.00 feet to a point, said point lying on the southerly ROW margin of Crossings Boulevard; thence with said ROW and a curve to the left having a radius of 1482.39 feet, an arc length of 437.42 feet, a central angle of 16°54'25", a chord bearing and distance of South 74°30'50" East 435.84 feet to a found iron rod; thence continuing South 82°58'02" East 51.34 feet to the true point of beginning.

Containing 605,123 square feet or 13.9 acres.

BEING PART OF THE PROPERTY CONVEYED TO TSC CROSSINGS IV, L.P. BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO 20001229-0127381 OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2003, a lien, which are not yet due and payable;

2. All matters shown on Plat recorded in Instrument No. 200007260073970;

3. Restrictions as contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957 and supplemented in Book 10722, page 95, with Acknowledgment Regarding Supplemental Declaration of Protective Covenants in Instrument No. 200007250073371;

4. Lack of direct ingress and egress to I-24, a controlled access highway, as conveyed to the State of Tennessee as of record in Book 2813, page 369, and Book 2813, page 385.