Box 14-B

Davidson County DEEDWARR
Recvd: 09/19/03 15:55 6pgs
Fees:33.00 Taxes:3254.95
20030919-0139283

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 Parcels 32 -33 -67 -68 and -209

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 VI, 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 hands this 18 day of September, 2003.

TSC CROSSINGS VI, 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 VI, 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 VI, 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 $ 879,715.44.

Affiant

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

Tammy Turner Fox
Notary Public

1-27-07
Commission Expiration Date

Exhibit A

Real Property Description

TRACT I

PARCEL 33

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the northwest by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 in the Register's Office of Davidson County, Tennessee (RODC, TN), on the northeast by the lands of Mary Sue Clark recorded in Book 5378, Page 749 RODC, TN and Donna B. Pfeifer recorded in Book 7525, Page 800 RODC, TN. Described as follows:

Point of Commencement being a point at the intersection of eastern ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24, Thence, along said northern ROW South 41°44'05" East 1746.03 feet to a point; Thence, along the ROW of a Frontage Road North 48°11'45" East 61.02 feet to a point; Thence, continuing along said Frontage Road ROW South 41°45'51" East 213.57 feet to the True and Actual POINT OF BEGINNING; Thence, along the southern boundary of said lands of Bonds and generally following a fence line South 81°02'08" East 527.79 feet to a point; Thence, continuing along Bonds boundary South 80°20'42" East 267.68 feet to a point; Thence, South 82°20'31" East 426.00 feet to a point; Thence, South 81°27'05" East 169.66 feet to a point at the common corner of said Bonds and Clark; Thence, along the western boundary of said Clark and Pfeifer South 05°31'17" West 1253.96 feet to a point on said northern ROW of Interstate HWY 24; Thence, along said northern ROW North 41°46'05" West 571.92 feet to a found concrete monument; Thence, continuing along said northern ROW South 48°10'21" West 25.48 feet to a found concrete monument; Thence, North 41°47'12" West 1339.12 feet to a found concrete monument; Thence, along the said Frontage Road ROW North 48°08'38" East 60.92 feet to a point; Thence, continuing along said Frontage Road ROW North 41°45'51" West 11.46 feet to the Point of Beginning.

Containing 934,593 Square Feet or 21.46 Acres.

and TRACT II

PARCELS 32, 67, & 68

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the west the eastern ROW of Old Franklin Road, on the north by the southern ROW of Crossing Boulevard and on the east by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 in the Register's Office of Davidson County, Tennessee (RODC, TN), Described as follows:

POINT OF BEGINNING; being a point at the intersection of said eastern ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24; Thence, along said eastern ROW of Old Franklin Road with a curve to the left having a Radius of 1502.50 feet, a Arc Length of 160.95 feet, a Delta Angle of 06°08'16" and a Chord Bearing and Distance of North 29°16'17" East 160.88 feet to a point; Thence, continuing along said eastern Old Franklin Road ROW North 14°04'47" East 299.18 feet to a point; Thence, North 10°06'07" East 168.84 feet to a point; Thence, North 07°03'30" East 631.70 feet to 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°00'00" and a Chord Bearing a Distance of North 51°59'39" East 63.64 feet to a point on said Crossings Boulevard southern ROW; Thence, along said southern ROW South 83°00'20" East 143.03 feet to a curve to the right; Thence, along said curve and ROW having a Radius of 1520.77 feet, an Arc Length of 419.51 feet, a Delta Angle of 15°48'19" and a Chord Bearing a Distance of South 75°06'11" East 418.18 feet to a point; Thence, along the eastern end of Crossings Boulevard ROW North 22°47'58" East 98.42 feet to a point on the southern boundary of Parcel 30 Tax Map 174 on a curve to the right; Thence, along said southern boundary and curve having a Radius of 1619.19 feet, a Arc Length of 325.96 feet, a Delta Angle of 11°32'04" and a Chord Bearing and Distance of South 61°26'00" East 325.41 feet to a point; Thence, South 55°39'32" East 364.35 feet to a found Iron Pipe on the western boundary of said Clark; Thence, with said western boundary and generally following a fence line South 07°45'21" West 567.66 feet to a point; Thence, South 07°25'37" West 564.05 feet to a point; Thence, South 07°20'51" West 301.22 feet to a found corner post; Thence, South 07°49'46" West 770.89 feet to a point; Thence, North 41°45'51" West 12.70 feet to a point; Thence, South 48°11'45" West 61.02 feet to a point in the northern ROW of said Interstate Highway 24; Thence North 41°44'05" West 1746.03 feet to the Point of Beginning.

Containing 2,453,482 Square Feet or 56.32 Acres

and TRACT III

Parcel 30

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being Lot 4 on the Plat of The Crossings at Hickory Hollow Phase III recorded in Plat Book 9700, Page 586 in the Register's Office of Davidson County, Tennessee (RODC, TN), bounded on the south by Parcel 32 Tax Map 174, the east by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 RODC, TN., north by Lot 2 on said plat of The Crossings at Hickory Hollow Phase III recorded in Plat Book 9700, Page 586 RODC, TN., on the west by Right-of-Way (ROW) of Crossings Ridge Drive. Described as follows:

POINT OF BEGINNING, being a point at the east end of said northern ROW of Crossings Boulevard; Thence along a curve to the right having a Radius of 30.00 feet, a Arc Length of 46.01 feet, a Delta Angle of 87°51'15" and a Chord Bearing and Distance of North 23°16'06" West 41.63 feet to a point on the said eastern ROW of Crossings Ridge Dr.; Thence, along said ROW North 20°39'51" East 38.40 feet to a point on a curve to the right; Thence, continuing along said ROW and curve having a Radius of 368.83 feet, a Arc Length of 466.20 feet, a Delta Angle of 72°25'17" and a Chord Bearing and Distance of North 56°38'37" West 435.77 feet to a point; Thence, South 87°08'44" East 216.82 feet to a point on curve to the left; Thence, along said curve having a Radius of 1491.12 feet, a Arc Length of 380.72 feet, a Delta Angle of 14°37'45" and a Chord Bearing and Distance of North 85°32'23 East 379.69 feet to a point; Thence, North 78°13'31" East 51.79 feet to a curve to the right; Thence, along said curve having a Radius of 30.00 feet, a Arc Length of 24.66 feet, a Delta Angle of 47°05'24" and a Chord Bearing and Distance of south 78°13'47" East 23.97 feet to a point on a curve to the left; Thence, along said curve having a Radius of 60.00 feet, a Arc Length of 77.57 feet, a Delta Angle of 74°04'40" and a Chord Bearing and distance of North 88°16'34" East 72.28 feet to a point; Thence, leaving said ROW and along the southeast boundary of said Lot 2 South

14°21'41" East 130.93 feet to a found Iron Rod; Thence, continuing along said southeast boundary South 57°17'49" East 962.15 feet to point; Thence, South 08°36'21" West 50.46 feet to a found PK Nail in corner post; Thence, South 08°49'32" West 207.54 feet to a point on the northern boundary of said Bonds; Thence, continuing along said boundary North 83°17'30" West 712.06 feet to a found Iron Rod; Thence, North 09°49'27" West 208.31 feet to a found Iron Rod; Thence, North 85°47'02" West 559.83 feet to a found Iron Rod; Thence, South 07°45'21" West 130.63 feet to found Iron Rod; Thence, leaving said Bond boundary and along said northern boundary of Parcel 32 North 55°39'32" West 364.35 feet to point on a curve to the left; Thence, along said curve having a Radius of 1619.19 feet, a Arc Length of 325.96 feet, a Delta Angle of 11°32'04" and a Chord Bearing and Distance of South 61°26'00" East 325.41 feet to the Point of Beginning.

Containing 939,159 Square Feet or 21.56 Acres.

SPECIFICALLY EXCLUDED FROM THIS 21.56 ACRE TRACT IS THE FOLLOWING PARCEL:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot 4, The Crossings at Hickory Hollow, Phase III as shown on plat of record in Plat Book 11700, page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being a portion of the property conveyed to TSC Realty Capital, L.P. by deed of record in Book 11647, page 143, Register's Office for Davidson County, Tennessee.

SPECIFICALLY EXCLUDED FROM THIS 21.56 ACRE TRACT IS THE FOLLOWING PARCEL:

Being Lot 4A of the ReSubdivision of Lot 4 of the Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, page 35, Register's Office for Davidson County, Tennessee.

Being a portion of the real property conveyed to the Grantor named herein by Deed recorded as Instrument No. 20001229-0127383, said Register's Office.

EXHIBIT B

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

2. TVA Easement as of record in Book 4423, page 828, and Book 4472, page 155 (Tract I);

3. TVA Easement as of record in Book 2394, page 533 and Book 3067, page 173 (Tract II);

4. All matters shown on Plat recorded in Book 11700, page 35 (Tract III);

5. Drainage and Slope Easement as of record in Book 10728, page 279. (TRACT III)

6. That portion of the property within the bounds of a cemetery, together with an easement for ingress and egress thereto. (TRACT I)

7. 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.

8. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on titles set forth and restrictions recorded in Book 7963, page 145, re-recorded in Book 7966, page 60, amended in Book 8085, page 402; Book 9730, page 957; and Book 10722, page 95, and in any allied instrument(s) referred to in said restrictions;