WARRANTY DEED

FILE BOX 19B
03-9-012-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF September, 2003.

Notary Public

My Commission Expires: 6-5-2005

AFFIX SEAL

Davidson County DEEDWARR
Recvd: 09/25/03 12:57 3pgs
Fees:18.00 Taxes:9250.00
20030925-0142306

THIS INSTRUMENT WAS PREPARED BY:

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Lynnwood Partners, A Tennessee General Partnership	"NEW OWNER"	91-14-0
(NAME) 421 Hart Lane	(NAME)	177.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **American Properties Company L.P., A Tennessee Limited Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lynnwood Partners, A Tennessee General Partnership**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT or parcel of land located in Nashville, Davidson County, Tennessee and described according to an As Built Survey by Allen R. Trumbo, Tennessee Registered Land Surveyor, No. 1127, dated August 8, 2003, as follows:

BEGINNING at an iron rod situated in the easterly margin of White Bridge Road, said point being the northwest corner of Amelia DeMoss' property of record in Deed Book 9486, Page 648, Register's Office, Davidson County, Tennessee.

THENCE, along said road, N 00° 49' 00" W, a distance of 152.60 feet to an iron rod.

THENCE, along said road, along a curve to the right, having a central angle of 70° 29' 10", a radius of 44.00 feet, a tangent of 31.09 feet, a length of 54.13 feet, and having a chord which bears N 34° 25' 30" E, a distance of 50.78 feet to an iron rod situated in the southerly margin of Lenox Avenue;

THENCE, along said road, N 69° 40' 00" E, a distance of 170.73 feet to an iron rod;

THENCE, along said road, N 20° 54' 00" W, a distance of 5.00 feet to an iron rod;

THENCE, N 69° 40' 00" E, a distance of 86.64 feet to an iron rod situated in the westerly margin of Orlando Avenue; THENCE, along said road, S 10° 07' 07" E, a distance of 200.51 feet to an iron rod;

THENCE, leaving said road, S 69° 47' 00" W, a distance of 171.70 feet to an iron rod;

THENCE, S 17° 05' 00" E, a distance of 32.00 feet to an iron rod; THENCE, S 89° 31' 03" W, a distance of 149.59 feet to the point of BEGINNING.

BEING part of the same property conveyed to American Properties Company, L.P., by Quitclaim Deed, from Ronald P. Underberg, of record in, Book 10443, Page 348, Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A

BEING unimproved ☐
Improved ☒ property known as: 344 White Bridge Pike, Nashville, TN 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand, this 17 day of SEPT, 2003.

AMERICAN PROPERTIES COMPANY, L.P.,
A TENNESSEE LIMITED PARTNERSHIP,
BY ITS GENERAL PARTNER,
UNDERBERG PROPERTY MANAGEMENT, L.L.C.,
A TENNESSEE LIMITED LIABILITY COMPANY

By _____
Ronald P. Underberg, Chief Manager

STATE OF Tennessee
COUNTY OF Shelby

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RONALD P. UNDERBERG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **CHIEF MANAGER** of **UNDERBERG PROPERTY MANAGEMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, the **GENERAL PARTNER** of **AMERICAN PROPERTIES COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP** the within named bargainor, and that he as such **CHIEF MANAGER** of **UNDERBERG PROPERTY MANAGEMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY** the **GENERAL PARTNER** of **AMERICAN PROPERTIES COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP**, executed the within instrument for the purposes therein contained by signing the name of **AMERICAN PROPERTIES COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP**, by himself as said, **CHIEF MANAGER**, of **UNDERBERG PROPERTY MANAGEMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, GENERAL PARTNER** of **AMERICAN PROPERTIES COMPANY, L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP**

Witness my hand and official seal at Memphis, Tennessee, this 17th day of September, 2003.

My Commission Expires: MY COMMISSION EXPIRES MARCH 16, 2006

_____
Notary Public

BRENDA C. NICHOLS
NOTARY PUBLIC AT LARGE
SHELBY CO., TN

EXHIBIT "A"
EXCEPTIONS

THIS conveyance is subject to the following exceptions:

1. Property taxes for 2003;

2. All matters as shown on the plat of record in Book 5190, Page 147; and

3. The unrecorded lease for Rhodes, Inc.