Map 128, Parcel 156
(formerly part of Map 128, Parcel 36)

This Instrument Was Prepared By:
L. Marshall Albritton, Attorney
PARKER, LAWRENCE, CANTRELL & DEAN
Fifth Floor, 200 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7500

Davidson County DEEDWARR
Recvd: 09/29/03 13:24 15pgs
Fees:78.00 Taxes:268.25
20030929-0143463

Name and Address of New Owners:
Greater Middle Tennessee Development Partnership
2323 Hillsboro Road
Nashville, Tennessee 37212

Name and Address of Entity Responsible for Payment of Real Property Taxes:
Greater Middle Tennessee Development Partnership
2323 Hillsboro Road
Nashville, Tennessee 37212

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE, a Municipal Corporation organized pursuant to the "Utility District Law of 1937", Tennessee Code Annotated §§ 7-82-101 *et seq.* (hereinafter "Grantor"), has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer, and convey unto GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation (hereinafter "Grantee"), its successors and assigns, the following property:

(A) A parcel of land in Nashville, Davidson County, Tennessee, which is more particularly described in the Warranty Deed of record in Book 10260, page 258, Register's Office of Davidson County, Tennessee. A copy of the Warranty Deed is attached hereto as Exhibit A. This parcel measures 56,700 square feet or 1.30 acres, more or less.

(B) A parcel of land in Nashville, Davidson County, Tennessee, which is more particularly described in the Deed and Agreed Order of Possession of record as Instrument No. 200001200006745, Register's Office of Davidson County, Tennessee. A copy of the Deed and Agreed Order of Possession is attached hereto as Exhibit B. This parcel measures 57,024 square feet or 1.31 acres, more or less.

(C) A fifty (50) foot easement, together with a thirty (30) foot temporary construction easement on each side of and parallel to the permanent easement, of record in the Deed and Agreed Order of Possession of record as Instrument No. 200001200006745, Register's Office of Davidson County, Tennessee, identified as "Easement 1" in that document, which easement is more particularly described in Exhibit B attached hereto.

(D) A twenty (20) foot easement, together with a twenty (20) foot temporary construction easement being on each side of and parallel to the permanent easement where applicable, of record in the Deed and Agreed Order of Possession of record as Instrument No. 200001200006745, Register's Office of Davidson County, Tennessee, identified as "Easement 2" in that document, which easement is more particularly described in Exhibit B.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

GRANTOR DOES COVENANT with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

(1) Agreement for Dedication of Easement for Sanitary Sewer, of record in Book 5222, page 751 et seq., Register's Office for Davidson County Tennessee;

(2) Agreement for Dedication of Public Utility Easement, of record in Book 9740, page 971 et seq., Register's Office for Davidson County, Tennessee;

(3) Sanitary Sewer Easement, of record in Book 5222, page 754 et seq., Register's Office for Davidson County, Tennessee;

(4) Water Line Easement, of record in Book 9024, page 489 et seq., Register's Office for Davidson County, Tennessee; and

(5) Water Line Easement, of record in Book 7542, page 232 et seq., Register's Office for Davidson County, Tennessee.

Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, releases its right, if any, to restrict the use of the property conveyed herein and described in Book 10260, page 258, and specifically agrees that the following restrictions contained in paragraph (6) of the instrument of record in Book 10260, page 258, Register's Office for Davidson County, Tennessee, are terminated, released and removed:

a. The parcel may be utilized only by a public utility and only as the site of a water tank and/or pump station and/or appurtenances.

b. Any pump station constructed on the parcel shall be a brick structure with a roof of at least a 6/12 pitch.

c. The roadway to be constructed across the ingress and egress easement retained by Grantor shall be constructed to meet all specifications for private subdivision roadways dedicated to public use as set forth under the applicable codes and regulation or Metropolitan Nashville-Davidson County, Tennessee.

Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, releases its right to restrict use of the property by virtue of the easements described in Instrument Number 200001200006745, Register's Office of Davidson County, Tennessee, and therefore agrees that the following restrictions contained in the Deed and Order of Possession of record as Instrument Number 200001200006745, Register's Office of Davidson County, Tennessee, and are hereby released, removed, and terminated:

> The property on which the easements acquired in Instrument Number 200001200006745, Register's Office of Davidson County, Tennessee, lies may be used for any lawful purpose or purposes desired after the construction of all the improvements, provided, that in the opinion of the Board of Commissioners of the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, such uses do not destroy, weaken, or damage the easements or the transmission pipelines and appurtenances thereto or interfere with the use, operation or maintenance thereof.

GRANTOR DOES FURTHER COVENANT that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through, or under Grantor, but not further nor otherwise.

IN WITNESS WHEREOF, this the 25TH day of AUGUST, 2003.

HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE

By: John H Barnes
Name(print): JOHN H BARNES
Title(print): ASSISTANT MANAGER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Michelle Sadler, a Notary Public of the State of Tennessee and the County aforesaid, personally appeared before me, John H. Barnes, with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Manager of HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE, and is authorized to execute this instrument.

Witness my hand and seal this 25th day of August, 2003.

Michelle Sadler
Notary Public

My Commission Expires: 11-26-05

MICHELLE SADLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of my knowledge, information, or belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($72,500.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John H Barnes
AFFIANT

Sworn and subscribed before me this 25th day of August, 2003.

Michelle Sadler
Notary Public

My Commission Expires: 11-26-05

MICHELLE SADLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

10260

Part of Map 128 Parcel 36

This Instrument Was Prepared By:
Carroll M. Seals, Attorney
Yost and Robertson PLC
First Union Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

New Owners:
Harpeth Valley Utilities District
P.O. Box 210319
Nashville, Tennessee 37221-0319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents does transfer and convey unto HARPETH VALLEY UTILITIES DISTRICT, its successors and assigns, property described as follows:

Being a parcel of land in Nashville, Second Civil District, Twenty-Third (23rd) Councilmanic District, Davidson County, Tennessee, known as Lot No. 1 on the Subdivision Plat of Still Spring Ridge of record in Book 9700, page 276, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin in the northerly right-of-way line of Hicks Road, said pin being northwesterly 1,451 feet, more or less, from the centerline of Still Spring Hollow Drive, said pin also being the southeast corner of Donald R. Sauder as of record in Book 9201, page 548, R.O.D.C.;

THENCE, with the easterly line of Sauder, N 08° 27' 19" E, 178.06 feet to an existing fence corner, said fence corner being the southeast corner of the Third National Bank, Trustee, as of record in Book 4593, page 878, R.O.D.C.;

THENCE, with an existing fence line being the easterly line of said Third National Bank, Trustee, N 04° 09' 11" E, 110.00 feet to a point in the fence line;

THENCE, leaving said fence line with a severance line, S 89° 50' 49" E, 144.00 feet to an iron pin set;

THENCE, continuing with a severance line S 07° 01' 20" E, 369.61 feet, to an iron pin set in the northerly right-of-way line of Hicks Road;

THENCE, with the northerly right-of-way line of Hicks Road along a curve to the left 240.00 feet to the point of beginning, said curve having a central angle of 27° 29' 43", a radius of 500.12 feet, a tangent of 122.36 feet, and a chord of N 69° 58' 34" W, 237.70 feet, containing 56,700 square feet or 1.30 acres, more or less, as shown on a survey file number 11576-73, dated April 18, 1996, prepared by Barge, Waggoner, Sumner and Cannon, Inc., Mark E. Sawyer, Surveyor #1649, 162 Third Avenue, North, Nashville, Tennessee 37201.

BEING part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership, by Warranty Deed from Howard Merchant, unmarried; Imogene Cooper Shea, Widow; and Alfred T. Levine, Jr., and wife Mary Jo Levine, of record in Book 9947, page 33, Register's office for Davidson County, Tennessee.

The Grantor has expressly reserved a permanent, non-exclusive ingress and egress easement over the above described property, described as follows:

Being a fifty (50) foot wide easement running from Hicks Road along the western boundary of the above described parcel to the northern boundary of the above described property, and said easement is described in more detail on the Subdivision Plat of Still Spring Ridge of record in Book 9700, page 276, Register's Office for Davidson County, Tennessee.

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EXHIBIT A

10260

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

(1) Subject to a sanitary sewer easement granted to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 5222, page 754, Register's Office for Davidson County, Tennessee.

(2) Subject to a water line easement granted to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7524, page 232, Register's Office for Davidson County, Tennessee.

(3) Subject to a water line easement granted to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9024, page 489, Register's Office for Davidson County, Tennessee.

(4) Subject to ingress and egress rights to a cemetery located north of the land conveyed herein.

(5) Subject to all matters shown on the Subdivision Plat of Still Spring Ridge of record in Book 9700, page 276, Register's Office for Davidson County, Tennessee.

(6) The parcel of land conveyed herein is subject to the following restrictions:

a. The parcel may be utilized only by a public utility and only as the site of a water tank and/or pump station and/or appurtenances.

b. Any pump station constructed on the parcel shall be a brick structure with a roof of at least a 6/12 pitch.

c. The roadway to be constructed across the ingress and egress easement retained by the Grantor shall be constructed to meet all specifications for private subdivision roadways dedicated to public use as set forth under the applicable codes and regulations of Metropolitan Nashville-Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hand on this the 14th day of November, 1996.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP,
a Tennessee general partnership

BY: TRIAMON DEVELOPMENTS LTD., a Delaware corporation,
Managing General Partner

BY: _____

TITLE: _____

and

BY: _____

TITLE: _____

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10260

BOOK 10260 PG 260

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Susan K. Spivey, a Notary Public of the State and County aforesaid, personally appeared Ray Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, maker or a constituent of the maker and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seals, at office in Franklin, TN, this 14th day of November, 1996.

Susan K. Spivey
Notary Public

My Commission Expires: June 19, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jennifer Pierce, a Notary Public of the State and County aforesaid, personally appeared Fred Strawbridge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, maker or a constituent of the maker and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seals, at office in Nashville, TN, this 14th day of November, 1996.

Notary Public

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty-Seven Thousand Five Hundred and No/100 Dollars ($47,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 5-23-98

0246886
IDENTIF. # REFERENCE

96 NOV 15 AM 11:06
FELIX Z. HALSELL III REGISTER
DAVIDSON COUNTY, TN.

1462 11/15 0101 COOKEK 1881

3

260

3rd

FILED
1999 NOV 17 PM 1:58
RICHARD R. ROOKER, CLERK

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE,	§	**DOCKET NO. 99C-2489** D.C.
Petitioner,	§	**PICK-UP**
v.	§	
GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP,	§	[redacted]
Respondent.	§	Instr: 200001200006745 Page: 1 OF 8 REC'D FOR REC 01/20/2000 11:05:00AM RECORD FEE: $34.00 M. TAX: $0.00 T. TAX: $0.00

DEED AND ORDER OF POSSESSION

This cause came to be heard on November 5, 1999, upon the Amended Petition for Condemnation filed by Petitioner Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee. Upon consideration of the Amended Petition for Condemnation of the real property and the easements described therein and the Notice of Condemnation to the Respondent of the filing of the Petition for Condemnation and notice of the filing of the Amended Petition for Condemnation that the Petitioner's request for title to and immediate possession of the real property and the easements should be granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner have and does hereby receive title to and immediate possession of real property, for the construction and/or extension of the facilities of the District, including a water tank, utility lines and appurtenances, which real property is described as follows:

Water Tank Site Description:

Being a tract of land in Nashville, Second Civil District, Thirty-Fifth Councilmanic District, Davidson County, Tennessee, being part of Lot 2 shown on P.U.D. Boundary Subdivison Plat, Still Spring Ridge of Record in Book 9700, Page 276, Register's Office, Davidson County, Tennessee, located approximately 1,540 feet north of Hicks Road and being more particularly described as follows:

BEGINNING at the most southwest corner (an existing pin) of the Greater Middle Tennessee Development Partnership, as shown in Book 9700, Page 276, of the Register's Office of Davidson County, Tennessee.

THENCE, with said property North 09° 43' 48" East 250.02 feet to a point;

THENCE, South 89° 58" 03" East, 216.31 feet to a point;

THENCE, South 02° 48' 55" West, 246.74 feet to an existing iron pin at southwest corner of the Greater Middle Tennessee Development Partnership property;

EXHIBIT
tabbies
B

RECEIVED THIS 10 DAY OF Jan, 1999

THENCE, with the property line of said property North 89° 58' 03" West, 246.45 feet to the point of the beginning.

Containing 57,024 square feet or 1.31 acres.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Petitioner have and does hereby receive title to and immediate possession of easements for all purposes related to the construction, operation, maintenance, repair, replacement and inspection of transmission pipelines and appurtenances thereto and access to same and access to the water tank and appurtenances to be constructed on the property described above, which easements are described as follows:

Easement 1:

A 50-foot permanent easement, as shown on the attached drawing, the centerline of which is more particularly described as follows:

Beginning at a point on the westerly edge of existing easement, as recorded, Book 9740, Page 971, Register of Davidson County, Tennessee, said point being 717 feet, more or less, southwesterly of the northern boundary of the subject property.

THENCE, extending in a westerly direction 190 feet, more or less, to a point;

THENCE, extending in a southwesterly direction 97 feet, more or less, to a point, said point being 127 feet, more or less, easterly of the western boundary of the subject property.

A 30-foot temporary construction easement on each side of and parallel to the permanent easement is included.

Easement 2:

A 20-foot permanent easement for access, as shown on the attached drawing, the centerline of which is more particularly described as follows:

Beginning at a point on a southern boundary of the subject property, said point being 48 feet, more or less, east of a southwestern corner of the subject property and 318 feet, more or less, north of the centerline of pavement of Hicks Road.

THENCE, extending in a northerly direction 103 feet, more or less, to a point, said point being 55 feet, more or less, easterly of the western boundary of the subject property;

THENCE, extending in a northerly direction 116 feet, more or less, to a point, said point being 50 feet, more or less, easterly of the western boundary of the subject property;

THENCE, extending in a northeasterly direction 104 feet, more or less, to a point, said point bing 74 feet, more or less, easterly of the western boundary of the subject property;

THENCE, extending in a northerly direction 277 feet, more or less, to a point said point bing 94 feet, more or less, easterly of the western boundary of the subject property;

THENCE, extending in a northerly direction 660 feet, more or less, to a point, said point being 67 feet, more or less, easterly of the western boundary of the subject property;

THENCE, extending in a northwesterly direction 56 feet, more or less, to a point;

THENCE, extending in a westerly direction 30 feet, more or less, to a point, said point being 70 feet,

more or less, north of a northwesterly corner of the subject property.

A 20-foot temporary construction easement being on each side and parallel to the permanent easement is included where applicable.

Attached hereto as Exhibit A and made a part of this Order by reference are diagrams of the real property and permanent easements acquired by the Harpeth Valley Utilities District.

The property over and on which the above easements acquired by the Harpeth Valley Utilities District pursuant to this Order are located is to remain the property of the Respondent and may be used for any lawful purpose or purposes desired after the construction of all the improvements, provided, that in the opinion of the Board of Commissioners of the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, such uses do not destroy, weaken, or damage the easements or the transmission pipelines and appurtenances thereto or interfere with the use, operation or maintenance thereof.

On application of the Petitioner, the Clerk shall issue a writ of possession, if necessary, to put the Petitioner in full and complete possession of the real property and the easements described in this Order.

All further matters, including the consideration due Respondent, are reserved.

This Order shall take effect from the date of signing hereof.

ENTERED this ____ day of _____, 1999.

JUDGE

APPROVED FOR ENTRY:

PARKER, LAWRENCE, CANTRELL & DEAN

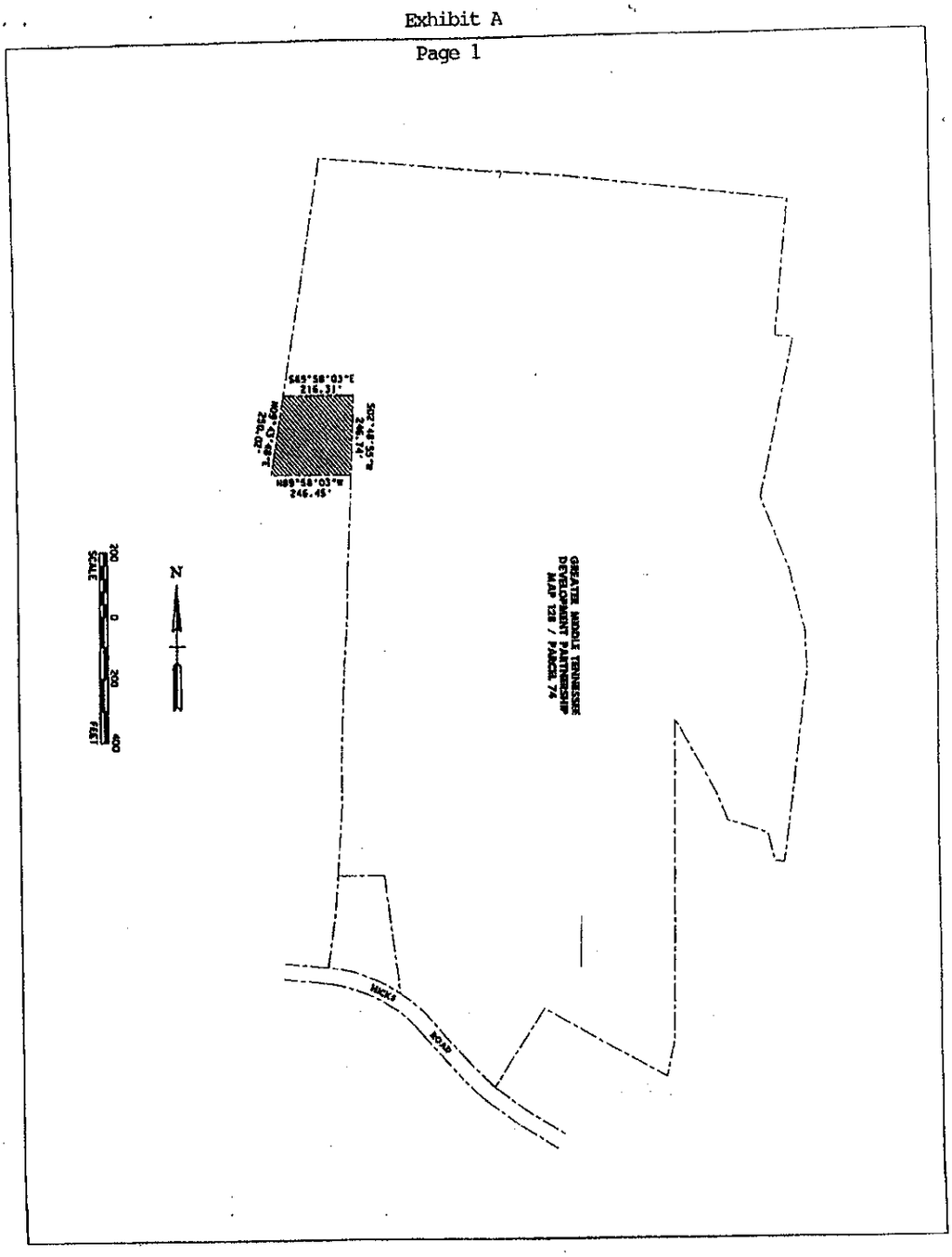
Robert E. Parker (2756)
L. Marshall Albritton (13515)
200 Fourth Avenue North, Fifth Floor
Nashville, TN 37219
(615) 255-7500

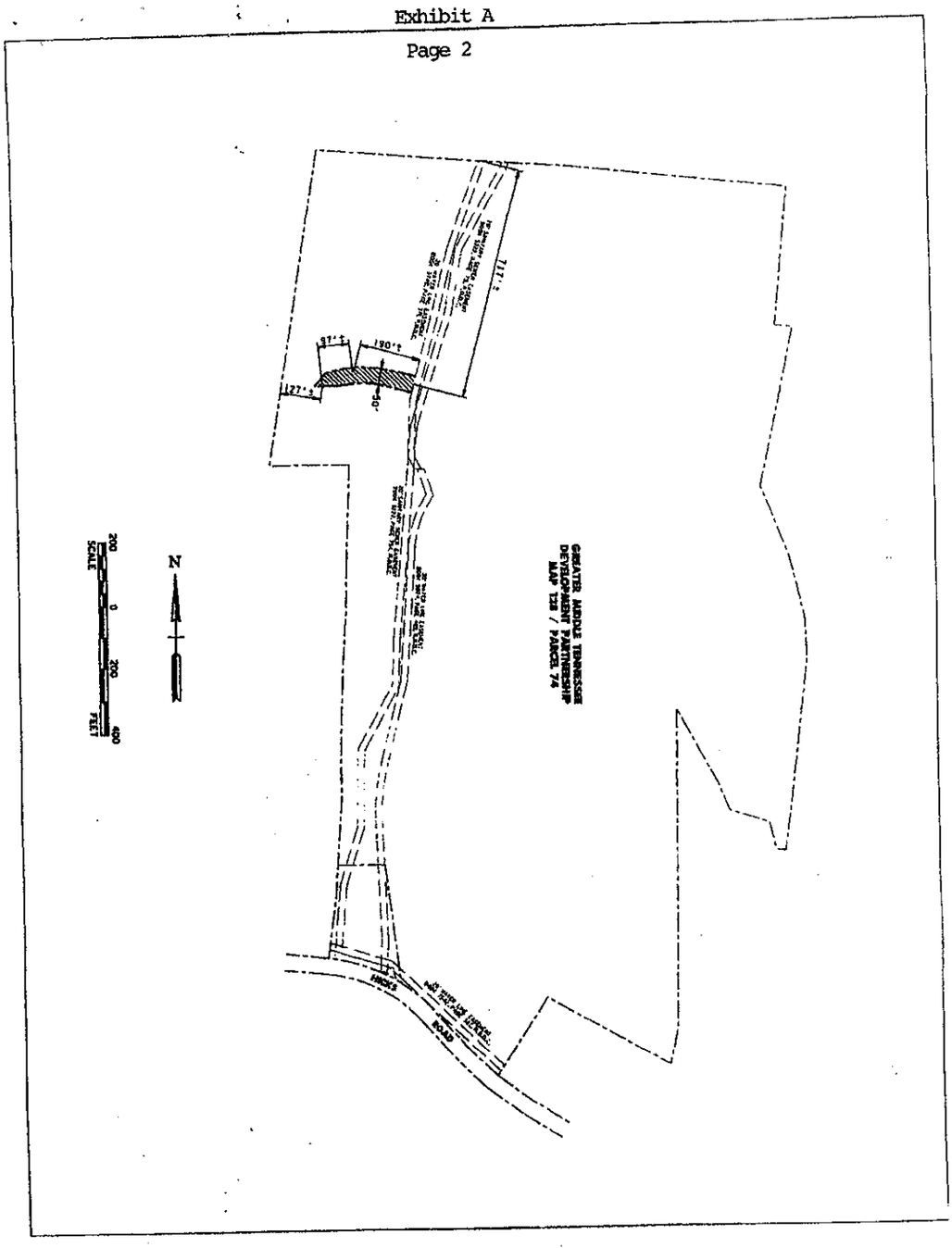
Attorneys for Petitioner

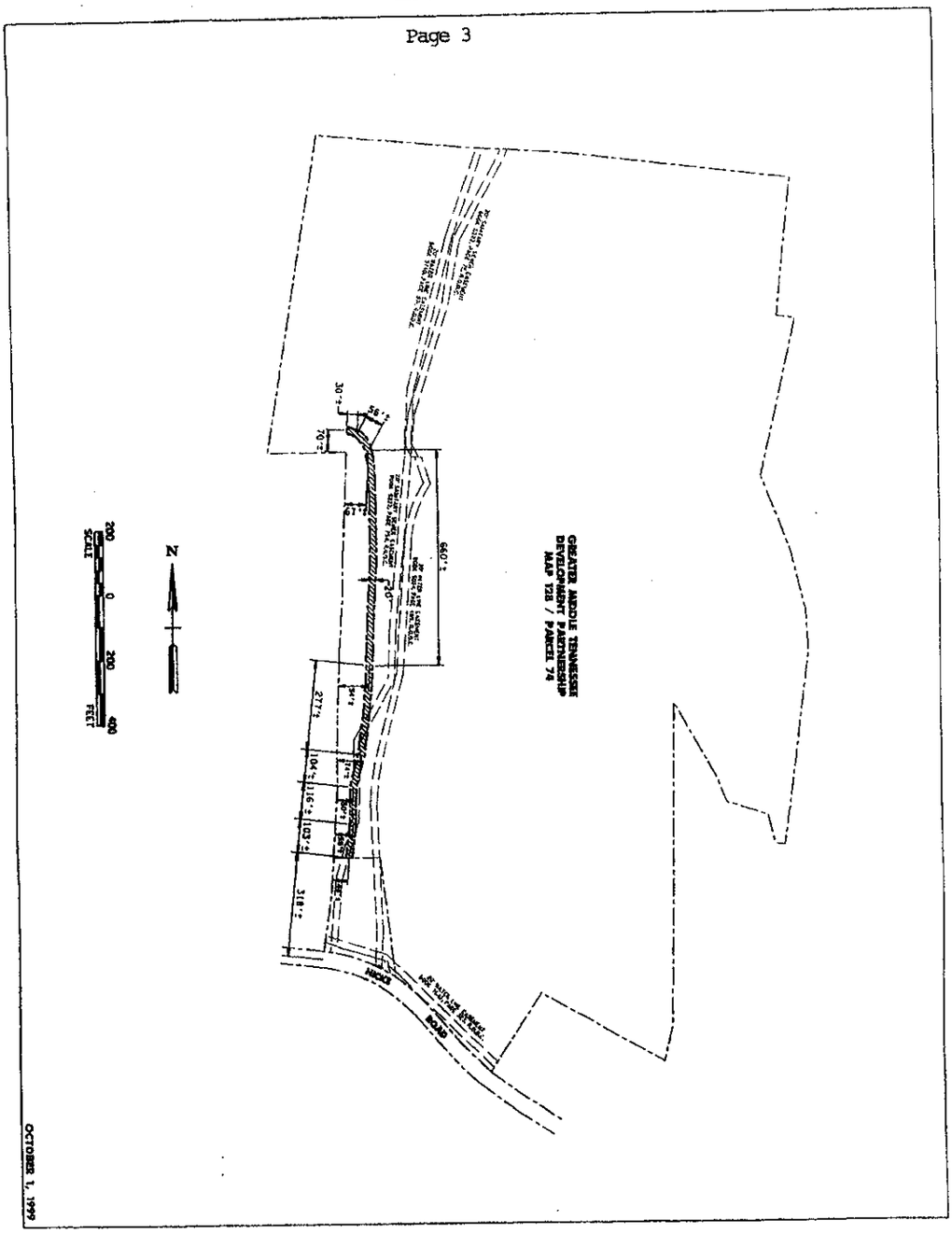
CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was sent by U.S. mail, postage prepaid, to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Trianon Developments Ltd., a Delaware Corporation, and Oakland Investments Ltd., a Delaware Corporation, Fred Stevenhagen, Secretary and Registered Agent for Service of Process, 2323 Hillsboro Road, Fifth Floor, Nashville, Tennessee 37212, on this 5th day of November, 1999.

L. Marshall Albritton


S49°58'03"E
216.31'
S35°48'55"W
246.74'
N89°58'03"W
246.45'
N
SCALE
200
0
200
400
FEET
GREATER MIDDLE TENNESSEE
DEVELOPMENT PARTNERSHIP
MAP 138 / PARCEL 74
MACE
ROAD


GREATER MIDDLE TENNESSEE
DEVELOPMENT PARTNERSHIP
MAP 128 / PARCEL 74
N
SCALE
200
0
200
400
FEET


GREATER MIDDLE TENNESSEE
DEVELOPMENT PARTNERSHIP
MAP 72S / PARCEL 74
SCALE
200
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200
400
FEET
N
OCTOBER 1, 1999

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the THIRD Circuit Court for Davidson County, Tennessee, on the 17 day of NOVEMBER , 1999 , in the Case Number 99C2489 between HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE Plaintiff, and GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP Defendant, as same remains of record in Vol. 908 , Page 166485 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 20 day of JANUARY in the year two thousand and in the 224th year of American Independence.

SEAL

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk