THIS INSTRUMENT PREPARED BY: RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3327

Davidson County DEEDWARR
Recvd: 12/08/03 14:30 5pgs
Fees:28.00 Taxes:2405.00
20031208-0175918

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 ($650,000.00) DOLLARS, cash in hand paid by WBM INVESTMENTS, LLC, receipt of which is hereby acknowledged, TRINITY LANE FD PARTNERS, a Tennessee general partnership composed of WILLIAM R. HOSTETTLER, CARL A. NEUHOFF, JR., JEFFERY D. DAVIS, PATRICK J. DONLON, and THOMAS G. PAPPAS, JR., has bargained and sold, and by these presents transfer and convey unto the said WBM INVESTMENTS, LLC, its successors and assigns, a certain tract or parcel of land as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 4 and 5 of the Fourth Addition, Section One, Trinity Hills, as of record in Plat Book 4300, Page 91, in the Registers Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of Sharon Webb Maddux, as of record in Deed Book 9691, Page 990, in the Registers Office of Davidson County, Tennessee, said iron rod being located at Northing: 683,200.11; Easting: 1,736,952.70 on the State Plane Coordinate System NAD-83 (1990); thence leaving the northerly right-of-way line of West Trinity Lane with the easterly property line of Sharon Webb Maddux North 15 degrees 41 minutes 48 seconds East 395.56 feet to an axil; thence with the northerly property line of Sharon Webb Maddux North 49 degrees 31 minutes 08 seconds West 44.79 feet to an iron rod set in the southerly property line of W.G. Quarles, Jr., as of record in Deed Book 10191, Page 793, in the Registers Office of Davidson County, Tennessee; thence with the southerly property line of W. G. Quarles, Jr. North 46 degrees 46 minutes 32 seconds East 227.06 feet to an existing iron rod in the westerly right-of-way line of Monticello Drive; thence with the westerly right-of-way line of Monticello Drive South 23 degrees 38 minutes 09 seconds East 58.54 feet to an existing iron rod, at a corner common with Lot 14 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, Page 41, in the Registers Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Monticello Drive, with the northerly property lin of said Lot 14 South 66 degrees 46 minutes 12 seconds West 122.00 feet to an existing iron rod; thence with the westerly property line of said Lot 14 South 61 degrees 18 minutes 03 seconds East 76.22 feet to an existing iron rod, at a corner common with Lot 13 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, Page 44, in the Registers Office of Davidson County, Tennessee; thence with the westerly property line of said Lot 13 South 14 degrees 01 minute 21 seconds East 98.93 feet to an iron rod set in the westerly terminus of Avondale Circle; thence with the westerly terminus of Avondale Circle, with a curve to the right, along an arc length of 6.92 feet, the central angle of which is 00 degrees 38 minutes 04 seconds, the radius of which is 625.00 feet, the chord of which is South 76 degrees 17 minutes 40 seconds West, 6.92 feet to an iron rod set; thence South 13 degrees 23 minutes 17 seconds East 98.75 feet to an iron rod set, at a corner common with Lot 6 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of Moss Investments, as of record in Deed Book 5494, Page 430, in the Registers Office of Davidson County, Tennessee; thence with the southerly property line of said Lot 6, South 76 degrees 06 minutes 20 seconds East 78.00 feet to an existing iron rod, in the westerly right-of-way line of said Monticello Drive; thence with the westerly right-of-way line of Monticello Drive, with a curve to the right, along an arc length of 8.30 feet, the central angle of which is 01 degree 50 minutes 34 seconds, the radius of which is 258.05 feet, the chord of which is South 14 degrees 49 minutes 55 seconds West, 8.30 feet to an existing concrete monument; thence South 15 degrees 45 minutes 12 seconds West 146.34 feet to an iron rod set, at a

corner common with the property of Thomas E. Smith, Jr. as of record in Deed Book 7194, Page 526, in the Registers Office of Davidson County, Tennessee; thence leaving the westerly right-of-way line of Monticello Drive, with the northerly property line of Thomas E. Smith, Jr., North 74 degrees 21 minutes 48 seconds West, 100.00 feet to an iron rod set; thence with the westerly property line of Thomas E. Smith, Jr., South 15 degrees 41 minutes 06 seconds West, 141.52 feet to an iron rod set in the northerly right-of-way line of said West Trinity Lane; thence with the northerly right-of-way of West Trinity Lane North 74 degrees 24 minutes 19 seconds West, 162.00 feet to the point of beginning, containing 94,558 square feet or 2.171 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, AND *NOT* EXCLUDED THEREFROM (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. 4 and 5, on the final plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, Page 91 in the Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and 5 are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

Being the same property conveyed to Trinity Lane FD Partners, a Tennessee general partnership composed of William R. Hostettler, Carl A. Neuhoff, Jr., Jeffery D. Davis, Patrick J. Donlon and Thomas G. Pappas, Jr. by deed from Billy G. Gregory and Victor E. Gregory, dated April 29, 2002, and recorded as Instrument No. 20020502-0054119, in the Registers Office of Davidson County, Tennessee.

This property is subject to the terms and conditions as set forth in a Lease between Lane Partners, a Tennessee general partnership and Family Dollar Stores of Tennessee, Inc., dated February 26, 2002, and recorded as Instrument No. 20031008-0148989, in the Registers Office of Davidson County, Tennessee.

This property is subject to all matters as shown on the plan of record in Book 4300, Page 91, in the Registers Office of Davidson County, Tennessee. (Tracts II & IV)

This property is subject to an easement for construction of slopes and working area in the Deed to State of Tennessee, of record in Book 10220, Page 422, in the Registers Office of Davidson County, Tennessee. (Tract II)

This property is subject to Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 10316, Page 561, in the Registers Office of Davidson County, Tennessee (Tract III)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate; title, and interest thereto belonging, to the said WBM INVESTMENTS, LLC, its successors and assigns, forever. And it does covenant with the said WBM INVESTMENTS, LLC, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said WBM INVESTMENTS, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 21st day of November, 2003.

TRINITY LANE FD PARTNERS,
a Tennessee General Partnership

BY: WILLIAM R. HOSTETTLER, Partner

BY: CARL A. NEUHOFF, JR., Partner

BY: JEFFREY D. DAVIS, Partner

BY: PATRICK J. DONLON, Partner

BY: THOMAS G. PAPPAS, JR, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM R. HOSTETTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Trinity Lane FD Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said William R. Hostettler as a Partner.

WITNESS MY HAND and official seal at office in said County this 21st day of November, 2003..

Donna H Ray
NOTARY PUBLIC

DONNA H. RAY NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: Sept 25, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CARL A. NEUHOFF, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Trinity Lane FD Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Carl A. Neuhoff, Jr. as a Partner.

WITNESS MY HAND and official seal at office in said County this 21st day of November, 2003..

Donna H Ray
NOTARY PUBLIC

DONNA H. RAY NOTARY PUBLIC AT LARGE TENN.

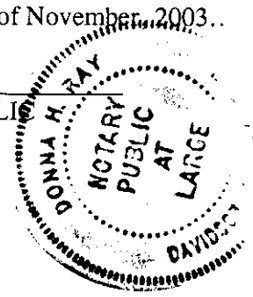
My Commission Expires: Sept 25, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JEFFREY D. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Trinity Lane FD Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Jeffrey D. Davis as a Partner.

WITNESS MY HAND and official seal at office in said County this 21st day of November, 2003..

Donna H Ray
NOTARY PUBLIC



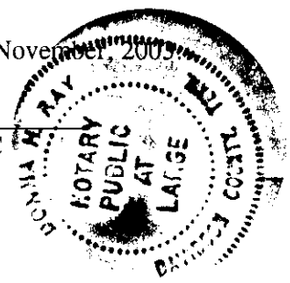
My Commission Expires: Sept 25, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PATRICK J. DONLON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Trinity Lane FD Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Patrick J. Donlon as a Partner.

WITNESS MY HAND and official seal at office in said County this 21st day of November, 2003.

Donna H Ray
NOTARY PUBLIC



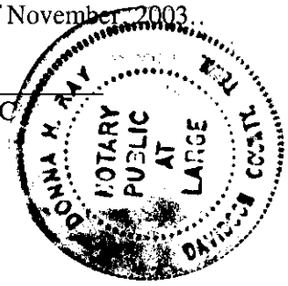
My Commission Expires: Sept 25, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS G. PAPPAS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be a Partner of Trinity Lane FD Partners, a Tennessee general partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Thomas G. Pappas, Jr. as a Partner.

WITNESS MY HAND and official seal at office in said County this 21st day of November, 2003..

Donna H Ray
NOTARY PUBLIC



My Commission Expires: Sept 25, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $650,000.00, 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 to before me this 24th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: _____

R. ERIC THORNTON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Comm. Expires Mar. 19, 2007

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Tax Map/Parcel Nos.
71/1/86; 71/5/242; 71/5/243 & 71/5/18

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
WBM INVESTMENT, LLC
c/o William B. Morgan
7213 Lakewood Club Road
Fairview, Tennessee 37062