Dav. Co. File Box 14-A
jtc file no. 16835-1

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/03/04 08:45 4pgs
Fees:23.00 Taxes:2775.00
20040203-0012776

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Craighead Patten Properties 700 Craighead Street Suite 305 Nashville, TN 37204	New Owner	Map 131-02 Parcels 128 & 129

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RAYMOND W. WALLER and CARLEEN B. WALLER, JR., TRUSTEES of the WALLER FAMILY TRUST, and RAYMOND W. WALLER, INDIVIDUALLY**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CRAIGHEAD PATTEN PROPERTIES, a Tennessee joint venture composed of Craighead Development, LLC, a Tennessee limited liability company and Patten Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and they do further covenant and bind themselves, theirs successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Notwithstanding the above, the said Raymond W. Waller, as an individual, shall be excused from any liability or responsibility under the foregoing warranty language. The Grantors hereby declare that the property is owned and held by the said Raymond W. Waller and Carleen B. Waller, Jr., as Trustees of the Waller Family Trust since the entire Residuary Estate under Carleen B. Waller's (Sr.) Estate vested in the said Trust. The said Raymond W. Waller the Individual, has joined in this conveyance to transfer and convey any interest he may have in the above described property as secondary residuary beneficiary of said Estate.

IN WITNESS WHEREOF, the Grantors have executed this instrument this _____ day of January, 2004.

Raymond W. Waller, Trustee

Raymond W. Waller, Trustee of the Waller Family Trust

Carleen B. Waller, Jr.

Carleen B. Waller, Jr., Trustee of the Waller Family Trust

Raymond W. Waller

Raymond W. Waller, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Raymond W. Waller, 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 Trustee of the Waller Family Trust, and who further acknowledged that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee for the said Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of January, 2004.

NOTARY PUBLIC
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carleen B. Waller, Jr., 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 Trustee of the Waller Family Trust, and who further acknowledged that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee for the said Trust.

WITNESS my hand and official seal at Atlanta, GA, Georgia, this 28th day of January, 2004.

NOTARY PUBLIC

Sarah C. Poole

NOTARY PUBLIC
My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires Feb. 6, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond W. Waller, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of January, 2004.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2004.

Notary Public
My commission expires:

DEBORAH H. BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 3/25/08

WD.600

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot Nos. 58 and 59 on the Map of Hollywood Place, as of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 58 and 59 front together 200 feet on the easterly side of Hillsboro Road and run back 187.5 feet on the northerly line and 197 feet, more or less, on the southerly line to a dead line, measuring 200 feet thereon.

THIS property is subject to a perpetual easement granted to the State of Tennessee for the use and benefit of the Department of Highway, said easement being of record in Book 4426, Page 398, described as follows:

BEING parts of Lots 58 and 59 on the Plan of Hollywood Place, as of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee, described as beginning at a point in the Southeast margin of Hillsboro Pike (State Route No. 106) said point being the Northwest corner of Frank C. Roberts' property; thence, with said margin northeastwardly 200 feet to a point in W. L. Meacham's Northwest property line; thence, South 56 degrees East 10 feet, more or less, to a point which is 50 feet Southeast of the centerline of proposed State Route No. 106; thence, southwestwardly 200 feet to a point in Roberts' Northeast boundary line; thence, with said boundary line North 56 degrees West 10 feet, more or less, to the point of beginning, containing 2,000 square feet.

BEING the same property conveyed to Raymond W. Waller and wife, Carleen B. Waller, as tenants by the entireties, by Quitclaim Deed from Raymond W. Waller, of record in Book 7754, Page 299 and further conveyed to Carleen B. Waller, by Quitclaim Deed from Raymond W. Waller, of record in Book 8232, Page 430, Register's Office for Davidson County, Tennessee. The said Carleen B. Waller died November 29, 1991 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 98467, and appears of record in the said Court Clerk's Office in Will Book 177, page 712. Pursuant to said Will, the property vested in Raymond W. Waller and Carleen B. Waller, as Trustees of the Waller Family Trust, which Trust was created in said Will.