RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42699

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/04 12:19 3pgs
Fees:18.00 Taxes:9990.00

20040429-0048697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS~~
$2,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004

~~Notary Public~~ Deputy Register

~~MY COMMISSION EXPIRES:~~

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermitage Garden Investments, LLC C/O JAMES TALLEY 331 22ND AVE N NASHVILLE TN 37203	~~Column Financial, Inc.~~ SAME	75-9-142 AND 75-9-260

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hermitage Garden Apartments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hermitage Garden Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description Exhibit 'A'

Being the same property conveyed to Hermitage Garden Apartments, LLC, a limited liability company, by Warranty Deed from Colleen R. Rosinbum and husband, Ralph R. Rosinbum, of record in Instrument No.: 20011029-0117743, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4701 Old Hickory Boulevard, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my/our hand(s) this 29th day of April, 2004

Hermitage Garden Apartments, LLC

BY: Chief Manager
John N. Thompson
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John N. Thompson, with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Chief Manager of the Hermitage Garden Apartments, the within named bargainor, and corporation, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John N.Thompson as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29 day of April, 2004.

Notary Public

7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

EXHIBIT A

LEGAL DESCRIPTION

Land in Hermitage, the 14th Councilmanic District of Davidson County, Tennessee, being the same property conveyed in Deed Book 9557, Page 940, Register's Office for said County, and more particularly described as follows:

Beginning in the West right of way of Old Hickory Boulevard at a railroad spike located 125 feet, more or less from the Centerline of Plantation Drive; thence leaving said right of way S 73 deg 42' 15" W, 152.64 feet to an iron pin in the West line of the resubdivision of Lot 1151, Hermitage Hills, Section Nine, recorded in Plat Book 4470, Page 13, R.O.D.C.; thence along said West line N 16 deg 04' 41" W, 55.57 feet to an iron pin;
Thence S 74 deg 56' 12" W, 234.65 feet to a point in the North line of Lot 1153 on the plan of Hermitage Hills, Section Nine, recorded in Plat Book 3600, Page 97, R.O.D.C,:
Thence N 1 deg 39' 07" E, 464.51 feet to the South line of Stateland Baptist Church as shown on Plat Book 8250, Page 413, R.O.D.C.;
Thence S 87 deg 18' 50" E, 259.94 feet to the West right of way of Old Hickory Boulevard;
Thence along said right of way S 16 deg 02' 00" E, 417.98 feet to the point of beginning and containing 3.2 acres, more or less.

The above description is derived from a survey done by John Kohl and Company, P.C., dated March 30, 2004 and revised on April 19, 2004 signed by Patrick S. Coode, Registered Land Surveyor, No. 855, for the land and improvements shown in the deed recorded as Instrument Number 20011029-0117743, Register's Office for Davidson County, Tennessee.