WARRANTY DEED

FILE BOX 19B
03-8-039-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of May, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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
FLAT CREEK PARTNERS, I, A TENNESSEE GENERAL PARTNERSHIP	" NEW OWNER "	142-00-0
(NAME)	(NAME)	304.00
922 HARPETH VALLEY PLACE, SUITE 4 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221 (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, **SAWYER BROWN OFFICE CONDOS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FLAT CREEK PARTNERS, I, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF CHESTER H. HANNAH AND G.H. CHRISTIANSON, II**, 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:

LAND in Davidson County, Tennessee being Lots Nos. 12 & 13, on the Resubdivision of Lot 12 Sawyer Brown Office Park, of record in Instrument No. 20040505-0051267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SAWYER BROWN OFFICE CONDOS, G.P., A TENNESSEE GENERAL PARTNERSHIP, P/K/A/ SAWYER BROWN OFFICE CONDOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, (CERTIFICATE OF MERGER of record in Instrument No. 20000103-0000318, Register's Office for Davidson County, Tennessee) by Quitclaim Deed from RAYMOND ZIMMERMAN, Trustee, of record in Book 9574, Page 587, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 7860, Page 958, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/28/04 09:00 2pgs
Fees:13.00 Taxes:1128.50
20040528-0062847

BEING unimproved ☐
Improved ☒ property known as: HIGHWAY 70S, NASHVILLE, TN, 37221.

(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 hands, this 26th day of May, 2004

SAWYER BROWN OFFICE CONDOS, GP,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
Fred E. Zimmerman, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **FRED E. ZIMMERMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himsefl to be the **GENERAL PARTNER** of **SAWYER BROWN OFFICE CONDOS, GP**, the within named bargainor(s), a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of May, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.