FILE BOX 30

Davidson County DEEDWARR
Recvd: 07/15/04 15:34 4pgs
Fees:23.00 Taxes:1295.00

20040715-0084906

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $350,000.00.

Subsribed and sworn before me this the 8th day of July, 2004.

Jennifer Crowell
Affiant

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Affix Seal)

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 400624

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Hidden Springs Development, LLC
Fonnic Drive
Nashville, TN 37221

Send tax bills to:
SAME

Map 33 Parcel 180

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George Dunn Contractors, Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Hidden Springs Development, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS Fonnic Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 8th day of July, 2004.

George Dunn Contractors, Ltd., a Tennessee Limited Partnership

BY: George Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

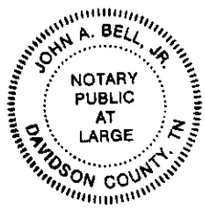
Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, George Dunn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 8th day of July, 2004.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

EXHIBIT "A"

A certain tract of land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee. Bounded on the north by Pleasant Hill, of record in Plat Book 2900, Page 69, Register's Office, Davidson County, Tennessee, (R.O.D.C.). Bounded on the east by Ira Robert Logan and Marcia K. Logan, of record in Deed Book 10792, Page 349 and Deed Book 10308, Page 59, R.O.D.C.. Bounded on the south by George Dunn Contractors, LTD., of record in Instrument No.20000410-0036022, R.O.D.C., William Mark and Gina Beth Altvater, of record in Instrument No. 20010321-0024833, R.O.D.C., Fonnic Drive, Ozark Hills , of record in Plat Book 3700, Page 20, R.O.D.C. and Curtis Drive and being more particularly described as follows:

Beginning on a concrete monument(o) in the west right-of-way of Curtis Drive, said monument being the southwest corner of the subject tract, the southeast corner of Fred J. Cobb and the northeast corner of Lot 8 of said Ozark Hills; thence,

With the east line of the said Fred J. Cobb and along the west right-of-way of Curtis Drive North 32 degrees 54 minutes 53 seconds East, 23.86 feet; thence,

Along a curve to the right having a radius of 325.00 feet, a central angle of 20 degrees 32 minutes 01 seconds, an arc length of 116.47 feet and a chord bearing and distance of North 42 degrees 35 minutes 57 seconds East, 115.85 feet to an iron(o); thence,

Leaving said right-of-way continuing with said Fred J. Cobb North 37 degrees 08 minutes 03 seconds West, 71.72 feet to an iron rod(o); thence,

North 07 degrees 02 minutes 21 seconds East, 788.89 feet to an iron(o), said rod being the northeast corner of Fred J. Cobb, the northwest corner of the subject tract and in the south line of the said Pleasant Hill; thence,

Leaving Fred J. Cobb along the south line of the said Pleasant Hill for the next five calls;
1. South 81 degrees 22 minutes 53 seconds East, 337.12 feet to a concrete monument(o),

2. South 81 degrees 47 minutes 48 seconds East, 303.73 feet to a concrete monument(o) in the west right-of-way of Fonnic Road,

3. Crossing Fonnic Road South 83 degrees 34 minutes 56 seconds East, 50.27 feet to a concrete monument(o) in the east right-of-way of Fonnic Road,

4. Leaving Fonnic Road and continuing with said Pleasant Hill South 84 degrees 18 minutes 12 seconds East, 43.70 feet to a concrete monument(o),

5. South 80 degrees 32 minutes 43 seconds East, 356.60 feet to a concrete monument(o), said

monument being the northeast corner of the subject tract and the northwest corner of the said Ira Robert Logan and Marcia K. Logan; thence,

With the said Ira Robert Logan and Marcia K. Logan, South 07 degrees 36 minutes 35 seconds West, 917.28 feet to an iron(o) said rod being the southeast corner of the subject tract an a corner to the said George Dunn Contractors, LTD., thence,

With the George Dunn Contractors, LTD., North 51 degrees 28 minutes 02 seconds West, 288.11 feet to an iron(o), said rod being the northeast corner of the said William Mark and Gina Beth Altvater; thence,

With William Mark and Gina Beth Altvater North 59 degrees 30 minutes 49 seconds West, 153.62 feet to an iron rod (o) in the east right-of-way for Fonnic Drive; thence,

Along the east right-of-way for Fonnic Drive for the next three calls,

1. Along a curve to the right having a radius of 1120.34 feet, a central angle of 4 degrees 20 minutes 49 seconds, an arc length of 85.00 feet and a chord bearing and distance of South32 degrees 39 minutes 41 seconds West, 84.98 feet to an iron rod(o),

2. South 34 degrees 50 minutes 00 seconds West, 133.00 feet to an iron rod(o),

3. Along a curve to the right having a radius of 275.00 feet, a central angle of 5 degrees 20 minutes 07 seconds, an arc length of 25.61 feet and a chord bearing and distance of South32 degrees 09 minutes 56 seconds West, 25.60 feet to a concrete monument(o) in the north line of the said Ozark Hills; thence,

Crossing Fonnic Drive North 82 degrees 54 minutes 51 seconds West, 54.34 feet to a concrete monument(o) in the north line of the said Ozark Hills; thence,

With the said Ozark Hills for the next two calls,
1. North 83 degrees 58 minutes 23 seconds West, 300.05 feet to an iron rod(o),

2. North 82 degrees 35 minutes 41 seconds West, 203.38 feet to an iron rod(o) in concrete, in the east right-of-way of Curtis Drive; thence

Crossing Curtis Drive North 83 degrees 04 minutes 04 seconds West, 55.62 feet to the Point of Beginning. Containing 961764 square feet or 22.08 acres more or less.

Being all of the same property conveyed to George Dunn Contractors, Ltd., A Tennessee Limited Partnership by Quitclaim Deed of record in Instrument Number ~~X~~, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to George Dunn Contractors, LTD, a Tennessee Limited Partnership, by Warranty Deed of record in Book 11441, Page 876 and re-recorded in Instrument Number 20000105-0001498, Register's Office for Davidson County, Tennessee.

X 20040715-0084905