Davidson County DEEDWARR
Recvd: 07/29/04 11:58 5pgs
Fees:28.00 Taxes:12950.00
20040729-0090866

3183
LT

LIMITED WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Jardin de Belle Development, LLC 425 Page Road Nashville, Tennessee 37205	Same	130-13/5 130-9/93 130-13/6

State of Tennessee)
County of Davidson)

The actual consideration or value for this transfer, whichever is greater is $3,500,000.00.

Affiant

Sworn to and subscribed before me this 27th day of July 2004.

My commission expires: 3/22/08

Notary Public

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 20(

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Irene G. White**, the "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said **Jardin de Belle Development, LLC, a North Carolina limited liability company**, hereinafter "Grantee," its successors and assigns, certain real estate in Davidson County, Tennessee as described on **Exhibit A** hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as stated herein.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness my hand this 27th day of July 2004.

GRANTOR:

BY: _____

IRENE G. WHITE by Norman W. Ginsberg, Attorney-in-fact, pursuant to Power of Attorney

STATE OF TENENSSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Norman W. Ginsberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he is the attorney-in-fact for Irene G. White and has executed the foregoing instrument for the purpose therein contained by signing his name as attorney-in-fact for Irene G. White.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of July 2004.

Pamela Walker

NOTARY PUBLIC

My Commission Expires:
3/22/08

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1

PROPERTY DESCRIPTION

Parcel 6

Being a tract of land in the central portion of Davidson County, lying in the 34th Councilmanic District of Nashville, Tennessee. Being Lot 1 of the Bransford Realty Company's Forrest Park Subdivision as recorded in Plat Book 421, Page 64 Registers Office Davidson County (RODC). Bounded on the north by Irene G. White as recorded in Deed Book 2910, Page 187 RODC, on the east by Right-of-Way (ROW) of Page Road (ROW varies), on the south ROW of Forrest Park Drive; on the west by Toni Ginsberg as recorded in Deed Book 1630, Page 602 RODC. Tract being described as follows:

POINT OF BEGINNING being a set point at the centerline intersection of Page Road & Forrest Park Drive; thence with said centerline of Forrest Park Drive North 84°26'51" West 405.13 feet to a set point at the centerline intersection of Meadow Wood Drive & Forrest Park Drive; thence with said centerline of Meadow Wood Drive North 30°4004" West 292.86 feet to a set point; thence leaving said centerline South 85°32'17" East 564.52 feet to a set point in the centerline of Page Road; thence with the centerline of Page Road South 6°47'32" West 69.25 feet to a set point; thence continuing South 3°42'57" West 123.23 feet to a set point; thence continuing with a curve to the left having a radius of 162.71 feet, an arc length of 56.05 feet, a central angle of 19°44'10", a chord bearing and distance of South 6°09'09" East 55.77 feet to the point of beginning.

Property description provided by Robert M. Searson, Registered Land Surveyor, Tennessee No. 1666, Littlejohn Engineering Associates, Inc., Survey No. 23065, Dated 04-23-03, with revisions dated 12-13-03, 01-06-04, 02-12-04, 05-17-04, 07-21-04.

BEING the same property conveyed to Tauba Ginsberb by Deed of Record in Book 1217, page 232, Register's Office for Davidson County, Tennessee. The said Tauba Ginsberg has since died and upon her death title in and to the subject property was vested in Nathan Ginsberg, as to a life estate with remainder to Irene G. White pursuant to the Last Will and Testament of Tauba Ginsberg of record in Will Book 95, page 425, Probate Court for Davidson County, Tennessee. The said Nathan Ginsberg has since died and upon his death, fee simple title in and to the subject property was vested in Irene G. White.

EXHIBIT "A"

LEGAL DESCRIPTION

(Continued)

TRACT 2

PROPERTY DESCRIPTION

Parcel 5
Being a tract of land in the central portion of Davidson County, lying in the 34th Councilmanic District of Nashville, Tennessee. Being Lot 11 of the Bransford Realty Company's Forrest Park Subdivision as recorded in Plat Book 421, Page 64 Registers Office Davidson County (RODC). Bounded on the northeast by Irene G. White as recorded in Deed Book 2910, Page 187 Registers Office Davidson County (RODC), also on the northeast by Mrs. Toni Ginsberg as recorded in Deed Book 1217, Page 232 RODC, on the south by Right-of-Way (ROW) of Forrest Park Drive (ROW varies), on the west by the following: Whitney M. Fisher as recorded in Deed Book 9825, Page 313 RODC, Maybelle Partners as recorded in Deed Instrument #20020808957765 RODC & Peggy Fleming Whitworth Wiley as recorded in Deed Book 8379, Page 510 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Page Road and Forrest Park Drive; thence with said centerline of Forrest Park Drive North 84°26'51" West 405.13 feet to the TRUE POINT OF BEGINNING being a set point at the southeast corner of the tract being described; thence continuing with said centerline North 84°26'51" West 368.34 feet to a set point; thence leaving said centerline North 24°31'29" East 361.12 feet to a set point in the centerline of Meadow Wood Drive; thence with the centerline of Meadow Wood Drive South 30°40'04" East 424.24 feet to the true point of beginning.

Property description provided by Robert M. Searson, Registered Land Surveyor, Tennessee No. 1666, Littlejohn Engineering Associates, Inc., Survey No. 23065, Dated 04-23-03, with revisions dated 12-13-03, 01-06-04, 02-12-04, 05-17-04, 07-21-04.

BEING the same property conveyed to Toni Ginsberg by Deed of Record in Book 1630, page 602, Register's Office for Davidson County, Tennessee. The said Tauba Ginsberg has since died and upon her death title in and to the subject property was vested in Nathan Ginsberg, as to a life estate with remainder to Irene G. White pursuant to the Last Will and Testament of Tauba Ginsberg of record in Will Book 95, page 425, Probate Court for Davidson County, Tennessee. The said Nathan Ginsberg has since died and upon his death, fee simple title in and to the subject property was vested in Irene G. White. Tauba Ginsberg and Toni Ginsberg are one and the same person.

EXHIBIT "A"

LEGAL DESCRIPTION

(Continued)

TRACT 3

PROPERTY DESCRIPTION

Parcel 93

Being a tract of land in the central portion of Davidson County, lying in the 34th Councilmanic District of Nashville, Tennessee. Being Lot 2 of the Bransford Realty Company's Forrest Park Subdivision as recorded in Plat Book 421, Page 64 Registers Office Davidson County (RODC). Bounded on the north by Lots 1,2 & 3 of the Anderson-Court Subdivision as recorded in Plat Book 2083, Page 28 Registers Office Davidson County (RODC), also, on the north by Willis Lawson Hunter, III as recorded in Deed Instrument #20021031133297 RODC, on the east by Right-of-Way (ROW) of Page Road (ROW varies), on the south Mrs. Toni Ginsberg as recorded in Deed Book 1217, Page 232 RODC, on the west by Toni Ginsberg as recorded in Deed Book 1630, Page 602 RODC, also on the west by Peggy Whiting Whitworth Wiley as recorded in Deed Book 8379, Page 510 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Page Road and Forrest Park Drive; thence leaving with said centerline of Page Road with a curve to the right having a radius of 162.71 feet, an arc length of 56.05, a central angle of 19°44'10", a chord bearing and distance of North 6°09'09" West 55.77 feet to a point; thence continuing with said centerline North 3°42'57" East 123.23 feet to a point; thence continuing North 6°47'32" East 69.25 feet to the TRUE POINT OF BEGINNING being a set point at the centerline, also being the southeast corner of the tract being described; thence leaving said centerline of Page Road North 85° 32'17" West 564.52 feet to a set point in the centerline of Meadow Wood Drive; thence with the centerline of said Meadow Wood Drive North 30° 40'04" West 131.38 feet to a set point; thence continuing North 42° 10'31" West 27.08 feet to a set point being the northwest corner of the tract being described; thence leaving said centerline North 88°19'33" East 671.99 feet to a set point in the centerline of Page Road; thence with said centerline South 6°47'32" West 199.98 feet to the true point of beginning.

Property description provided by Robert M. Searson, Registered Land Surveyor, Tennessee No. 1666, Littlejohn Engineering Associates, Inc., Survey No. 23065, Dated 04-23-03, with revisions dated 12-13-03, 01-06-04, 02-12-04, 05-17-04, 07-21-04.

BEING the same property conveyed to Irene G. White by Deed of Record in Book 2910, page 187, Register's Office for Davidson County, Tennessee.