Bk/44

Davidson County DEEDWARR
Recvd: 10/21/04 11:23 6pgs
Fees:33.00 Taxes:14800.00
20041021-0126757

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 Deaderick Street, Suite 1100** **P. O. Box 198888** **Nashville, Tennessee 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Coleman Partners 3030 Sidco Drive Nashville TN 37204	SAME	117-15-003.00 117-11-088.00 117-15-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R & M INVESTMENTS, a partnership consisting of Alyne Q. Massey and Rodgers Properties Partnership, a Tennessee general partnership,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **COLEMAN PARTNERS, a Tennessee joint venture**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A, incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 5200, page 321, Register's Office for said County.

2. Agreement of record in Book 5677, page 71, Register's Office for Davidson County, Tennessee.

3. Agreement of record in Book 5689, page 654, Register's Office for Davidson County, Tennessee.

4. Overhead Line Easement of record in Book 5726, page 270, Register's Office for Davidson County, Tennessee.

5. Terms, provisions requirements, conditions, obligations, agreements and stipulations contained in the Ground Lease by and between Metropolitan Government of Nashville and Davidson County, Tennessee, acing by and through the Electric Power Board, J. M. R. Investments, a sole proprietorship owned by Joe M. Rodgers, of record in Book 5692, page 947, re-recorded in Book 5967, page 339, having been assigned to R & M Investments, a partnership consisting of Joe M. Rodgers and Alyne Q. Massey, by Assignment of record in Book 5968, page 366, Register's Office for Davidson County, Tennessee.

6. Rights of tenants in possession.

7. Lack of ingress and egress to and from Tract II.

This is improved property known as 2000 Glen Echo Road, Nashville, TN 37215.

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 it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its 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 person whomsoever.

WITNESS my hand this 19th day of October, 2004.

R & M INVESTMENTS,
a Partnership

BY: _____
Alyne Q. Massey, Partner

BY: RODGERS PROPERTIES PARTNERSHIP,
a Tennessee general partnership,
Partner

By: JMR INVESTMENTS,
a Tennessee general partnership,
Partner

By: _____
Joe M. Rodgers, Partner

1. Matters shown on the Plan of record in Book 5200, page 321, Register's Office for said County.

2. Agreement of record in Book 5677, page 71, Register's Office for Davidson County, Tennessee.

3. Agreement of record in Book 5689, page 654, Register's Office for Davidson County, Tennessee.

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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 it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its 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 person whomsoever.

WITNESS my hand this 11th day of October, 2004.

R & M INVESTMENTS,
a Partnership

BY: _____
Alyne Q. Massey, Partner

BY: RODGERS PROPERTIES PARTNERSHIP,
a Tennessee general partnership,
Partner

By: JMR INVESTMENTS,
a Tennessee general partnership,
Partner

By: _____
Joe M. Rodgers, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALYNE Q. MASSEY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16 day of October, 2004.



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE M. RODGERS, Partner of JMR Investments, a Tennessee general partnership,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that JMR Investments, a Tennessee general partnership is Partner of Rodgers Properties Partnership, a Tennessee general partnership, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ____ day of October, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALYNE Q. MASSEY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ____ day of October, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE M. RODGERS, Partner of JMR Investments, a Tennessee general partnership,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that JMR Investments, a Tennessee general partnership is Partner of Rodgers Properties Partnership, a Tennessee general partnership, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of October, 2004.

Kimberly R Griggs
Notary Public

My Commission Expires: March 22, 2008

KIMBERLY R. GRIGGS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires March 22, 2008

Exhibit "A"

Tract I:
Land in the 1st (formerly 7th) Civil District of Davidson County, Tennessee, being Lot A as shown on the Plan of Resubdivision of Lot 4 Glen Echo Subdivision, as recorded in Book 5200, page 321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R & M Investments, a partnership consisting of Joe M. Rodgers and Alyne Q. Massey by deeds from J.M.R. Investments, of record in Book 5676, page 764 and Book 5681, page 845, Register's Office for Davidson County, Tennessee. Joe M. Rodgers partnership interest having since been subsequently transferred to Rodgers Properties Partnership, a Tennessee general partnership. R & M Investments is now a partnership consisting of Alyne Q. Massey and Rodgers Properties Partnership, a Tennessee general partnership.

Tract II:
Land in the 1st (formerly 7th) Civil District of Davidson County, Tennessee, being the Reserved Parcel as shown on the Plan of Resubdivision of Lot 4 Glen Echo Subdivision, as recorded in Book 5200, page 321, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to R & M Investments, a Tennessee general partnership by deed from William P. Sutherland, Executor of the Estate of Edwin A. Keeble, of record in Book 5746, page 310, Register's Office for Davidson County, Tennessee. Joe M. Rodgers partnership interest having since been subsequently transferred to Rodgers Properties Partnership, a Tennessee general partnership. R & M Investments is now a partnership consisting of Alyne Q. Massey and Rodgers Properties Partnership, a Tennessee general partnership.

Tract III: (Leasehold)
Land in Davidson County, Tennessee, being part of the Nashville Electric Service parcel on the Plan of the Resubdivision of Lot 4, Glen Echo Subdivision, of record in Book 5200, page 321, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the northerly margin of Glen Echo Road, said monument marking the southeasterly corner of Lot A of the Resubdivision of Lot 4, Glen Echo Subdivision; thence with the easterly boundary of Lot A, according to the following three calls: North 22 deg. 59' E 310.05 feet to an iron pin; North 22 deg. 00' E 93.85 feet to an iron pin; North 10 deg. 27' 55" E 50 feet to an iron pin being the northeasterly corner of Lot A; thence leaving the boundary of Lot A South 88 deg. 09' East 21.34 feet to an iron pin in the westerly boundary of property owned by Ralph Massey, of record in Book 3999, page 810; thence with Massey's westerly line South 22 deg. 16' West 20.34 feet to an iron pin in the southwesterly corner of the Massey tract; thence with Massey's southerly boundary S 72 deg. 42' East 10.04 feet to a point marking the northwesterly corner of the Reserved Parcel as shown on the Plan of the Resubdivision of Lot 4, Glen Echo Subdivision; thence with the westerly boundary of said Reserved Parcel South 22 deg. 00' W 115.00 feet to an iron pin marking the southwesterly corner of said Reserved Parcel; thence South 22 deg. 00' W 15.95 feet to an iron pin; thence S 22 deg. 59' W 306.59 feet to an iron pin in the northerly margin of Glen Echo Road; thence N 77 deg. 24' 26" W 20.31 feet to the point of beginning.

The westerly portion of said leased property is a portion of that conveyed to Nashville Electric Service from Hayes A. Noel and wife, Vance Walker Noel, as recorded in Deed Book 2019, page 401, Register's Office for Davidson County, Tennessee; the easterly portion of said leased property is that property conveyed to Nashville Electric Service from J.M.R. Investments, as recorded in Deed Book 5679, page 84, Register's Office for said County.

Being the same property leased to J.M.R. Investments by lease of record in Book 5692, page 947, and re-recorded in Book 5967, page 339, said Register's Office. The leasehold interest of J.M.R. Investments having been assigned to R & M Investments by assignment of record in Book 5968, page 366, said Register's Office. Joe M. Rodgers partnership interest having since been subsequently transferred to Rodgers Properties Partnership, a Tennessee general partnership. R & M Investments is now a partnership consisting of Alyne Q. Massey and Rodgers Properties Partnership, a Tennessee general partnership.