FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danner-Eller Golf Properties,	NEW OWNER	Map 63
3939 Old Hickory Blvd.		Group 12
Old Hickory, TN 37138		Parcel 8, 9, 10, & 11 and part of Parcel 1

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, we

Velma Evans, a/k/a Annie T. Evans, Betty Jo Duffer, Geraldine Garrett, Olene Gilpatrick, Lois Smith, Patricia Hutton, Charles Gilpatrick, Jr., Billy Gilpatrick, David Gilpatrick, Janice Parrish, Michael Ann Gilpatrick, June Luffman, Judy Stephens, Randall Nix, Gary Nix, Loretta Sike, Heirs of the Estate of Flora L. Gilpatrick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Danner-Eller Golf Properties, Inc.
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:

Land in the Fifteenth Councilmanic District of Davidson County, Tennessee and being Lot No. 16 through 24 and part of lots 14 and 15 of Block "Q" and lots 7 through 19 of Block "R" and a portion of an undeveloped alley and all of Vanderbilt avenue (undeveloped) of the map of Hadley Bend City of record in Plat Book 421, Page 120, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 27, 2004 and last revised November 18, 2004 and known as Job No. 030244 as follows:

Beginning at an iron pin set on the southeasterly margin of Hadleys Bend Boulevard (undeveloped) at the common front corner of Lot Number 24 and Lot No. 25 of the said Hadley Bend City Block "Q"; thence leaving the southeasterly margin of Hadleys Bend Boulevard (undeveloped) and with the common line of said Lots 24 and 25 S 61 deg. 15' 48" E 220.00' to an iron pin; thence S 24 deg. 57' 29" W 396.77' to an iron pin; thence S 09 deg. 35' 54" W 535.60' to an iron pin set at the intersection of the Easterly margin of the said Vanderbilt Avenue (undeveloped) with the northerly margin of South Street (undeveloped); thence with the Northerly margin of South Street S 85 deg. 22' 16" W 145.61' to an iron pin set; thence S 85 deg. 01' 56" W 286.83' to an iron pin set; thence leaving South Street and with the common line of Lots 6 and 7 Block "R" of the said Hadley Bend City N 04 deg. 58' 04" W 435.00' to an iron pin; thence leaving said Lots 6 and 7 N 15 deg. 17' 25" E 416.85' to an iron pin set on the southerly margin of the said Hadleys Bend Boulevard (undeveloped) thence with said margin and a curve to the left having a radius of 362.03' and a long chord of 435.69' said chord having a bearing of N 68 deg. 17' 46" E, a distance along the curve of 467.50' to an iron pin set; thence N 27 deg. 42' 46" E 37.95' to the point of beginning.

Included but excluded from the above description if any portion thereof dedicated to the public for street or alley purposes.

Being part of the same property conveyed to Charles Gilpatrick by deed from N. McKay Bryan and wife, Daisy Simpson Bryan of record in Book 692, Page 212, and being the same property conveyed to Charles T. Gilpatrick and wife, Flora L. Gilpatrick by deed from W.C. Cartwright and wife, Rebecca Cartwright of record in Book 1126, Page 393, Register's Office for said County. The said Charles Gilpatrick died and devised the property by will to his wife, Flora L. Gilpatrick. See Will of record in File No. 55055 or Will Book 101, Page 584, in Probate Court of Davidson County, TN. The said Flora L. Gilpatrick died intestate leaving as sole heirs the Grantors herein.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors.

Powers of Attorney of record in Instrument 20041221-0151736; Instrument 20041221-0151737; Instrument 20041221-0151738; Instrument 20041221-0151739; Instrument 20041221-0151741; and Instrument 20041221-0151740, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/29/04 08:35 6pgs
Fees:33.00 Taxes:61.05

20041229-0153436

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as South Street & Hadley's Bend Blvd., Old Hickory, TN 37138

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 our hands this 20th day of December, 2004.

Velma Evans a/k/a Annie T. Evans

By Jean E. Armstrong Attorney in Fact

Velma Evans a/k/a Annie T. Evans
By: Jean E. Armstrong, Attorney in Fact

Betty Jo Duffer

Geraldine Garrett

Olene Gilpatrick
By: Lois Smith Attorney in Fact

Olene Gilpatrick
By: Lois Smith, Attorney in Fact

Lois Smith

Patricia Hutton

Charles Gilpatrick, Jr.

Billy Gilpatrick

David Gilpatrick

Janice Parrish

Michael Ann Gilpatrick

June Luffman

Judy Stephens
By: June Luffman Attorney in Fact

Judy Stephens
By: June Luffman, Attorney in Fact

Randall Nix by Geraldine Garrett, atty in fact

Randall Nix
By: Geraldine Garrett, Attorney in Fact

Gary Nix by Geraldine Garrett, atty in fact

Gary Nix
By: Geraldine Garrett, Attorney in Fact

Loretta Sikes by Geraldine Garrett, atty in fact

Loretta Sikes
By: Geraldine Garrett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jean E. Armstrong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Velma Evans, a/k/a Annie T. Evans, as her Attorney in Fact, as the free act and deed of the within named Velma Evans, a/k/a Annie T. Evans.
Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Betty Jo Duffer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Geraldine Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lois Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Olene Gilpatrick, as her Attorney in Fact, as the free act and deed of the within named Olene Gilpatrick.
Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lois Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Hutton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at ~~Nashville~~ Portland, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Charles Gilpatrick, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Billy Gilpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Gilpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Janice Parrish, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Ann Gilpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, June Luffman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named June Luffman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Judy Stephens, as her Attorney in Fact, as the free act and deed of the within named Judy Stephens.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Randall Nix, as his Attorney in Fact, as the free act and deed of the within named Randall Nix.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Gary Nix, as his Attorney in Fact, as the free act and deed of the within named Gary Nix.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Loretta Sikes, as her Attorney in Fact, as the free act and deed of the within named Loretta Sikes.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.