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Davidson County DEEDWARR
Recvd: 01/31/05 12:30 9 pgs
Fees:48.00 Taxes:3700.00
20050131-0011092

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Showcase Development Company, L.L.C. 6465 Quail Hollow Road Suite 103 Memphis, Tennessee 38120	Same	72-12-315, 73-5-22, 73-5-140, 73-5-149, 73-9-3, 73-9-4, 73-9-64, 73-9-65

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Henry Sender**, holder of 75% interest, and **Lauren Sender Cooper**, holder of 25% interest, as tenants in common (referred to hereinafter as "Grantor"), have bargained and sold and does hereby transfer and convey unto **Showcase Development Company, L.L.C.** (referred to hereinafter as "Grantee"), a Tennessee Limited Liability Company, its successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property").

This is unimproved property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on **Exhibit B**, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of January 2005.

HENRY H. SENDER

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Palm Beach

Personally appeared before me, Maria Schachinger a Notary Public for said County and State, HENRY H. SENDER, to me known to be the person heretofore declared, on the 17 day of January 2005 and acknowledged that he did sign this General Warranty Deed, and that it is his free act and deed.

MARIA SCHACHINGER
Notary Public - State of Florida
My Comm. Expires Jan 31, 2005
Commission # CC997926

Maria Schachinger
Notary Public
My commission expires: 1/31/05

~~STATE OF FLORIDA~~
COUNTY OF BROWARD

Personally appeared before me, _____, a Notary Public for said County and State, LAUREN SENDER COOPER, to me known to be the person heretofore declared, on the _____ day of _____ 2004 and acknowledged that she did sign this General Warranty Deed, and that it is her free act and deed.

_____
LAUREN SENDER COOPER
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $100,000.00.

_____ **(Affiant)**

By: _____

Title: _____

Subscribed and sworn to before me, this _____ day of January 2005.

_____
Notary Public

My Commission Expires:

_____

LAUREN SENDER COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Ray, a Notary Public for said County and State, LAUREN SENDER COOPER, to me known to be the person heretofore declared, on the 20 day of January 2005, and acknowledged that she did sign this General Warranty Deed, and that it is her free act and deed.

Patricia A. Ray
Notary Public
My commission expires: July 21, 2007

PATRICIA A. RAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1,000,000.00.

(Affiant)

By: _____

Title: _____

Subscribed and sworn to before me, this 21st day of January 2005.

Notary Public

My Commission Expires:

DOUGLAS S. HALE NOTARY PUBLIC Notary Public At Large 02-05-2006 WILLIAMSON COUNTY, TN

5. The land referred to in this Commitment is described as follows:

Being two parcels of land in Nashville, First Civil District, Eighth Councilmanic District, Davidson County, Tennessee, located on both sides of Cooper Lane, south of Demarius Drive, being property conveyed to Jay C. Evans Trust, et al, by deed of record in Book 7677, Page 182, R.O.D.C., each parcel being more particularly described as follows:

NORTH PARCEL

BEGINNING at concrete monument in the southerly right-of-way line of Demarius Drive, said monument being northeasterly 144.43 feet from a concrete monument at the easterly terminus of a curve return to the easterly right-of-way line of Cooper Lane;

THENCE, with said southerly right-of-way line the following calls:

with a curve to the left 143.25 feet to a point, said curve having a central angle of 19° 05' 58", a radius of 429.73 feet, a tangent of 72.30 feet and a chord of N 35° 02' 59" E, 142.59 feet;

N 25° 30' 00" E, 100.00 feet to a point;

with a curve to the right 288.38 feet to a point, said curve having a central angle of 91° 17' 15", a radius of 181.00 feet, a tangent of 185.11 feet, and a chord of N 71° 08' 21" E, 258.83 feet;

with a curve to the right 20.56 feet to a point, said curve having a central angle of 08° 39' 45", a radius of 136.00 feet, a tangent of 10.30 feet and a chord of S 58° 53' 09" E, 20.54 feet;

with a curve to the left 86.36 feet to a point, said curve having a central angle of 20° 42' 11", a radius of 239.00 feet, a tangent of 43.66 feet, and a chord of S 64° 54' 22" E, 85.89 feet;

with a curve to the left 150.00 feet to a point; said curve having a central angle 14° 34' 02", a radius of 590.00 feet, a tangent of 75.41 feet and a chord of S 81° 53' 55" E, 149.60 feet;

S 89° 43' 00" E, 10.00 feet to a point;

with a curve to the right 74.10 feet to a point in the westerly right-of-way line of Riverwood Circle, said curve having a central angle 82° 55' 10", a radius of 51.20 feet, a tangent of 45.23 feet and a chord of S 45° 45' 21" E, 67.80 feet;

THENCE, with said right-of-way line with a curve to the left 220.54 feet to a point, said curve

EXHIBIT
A

having a central angle of 11° 48' 12", a radius of 1070.54 feet, a tangent of 110.66 feet and a chord of S 10° 16' 35" E, 220.15 feet;

THENCE, leaving said right-of-way line with the southerly line of Addition No. 3 to Riverwood Heights Subdivision, as of record in Book 2083, Page 16, R.O.D.C., N 75° 49' 38" E, 163.19 feet to a point;

THENCE, continuing with said line S 74° 15' 00" E, 850.00 feet to a point;

THENCE, with the easterly line of said subdivision N 15° 45' 00" E, 119.10 feet;

THENCE, leaving said line with the southerly line of Section Four, Riverwood Heights as of record in Book 2330, Page 99, R.O.D.C., S 74° 15' 00" E, 127.35 feet to a point in the westerly line of Riverwood Terrace as of record in Book 1835, Page 134, R.O.D.C.;

THENCE, with said line and the westerly line of Gibson Heights, as of record in Book 1835, Page 133, R.O.D.C., S 32° 19' 48" W, 1347.58 feet to a point;

THENCE, leaving said line with the northerly line of property conveyed to Mark S. Hollingshead, et al, by deed of record in Book 8435, Page 297, R.O.D.C., N 41° 12' 15" W, 114.81 feet to a point;

THENCE, with the westerly line of said Hollingshead property, S 35° 30' 46" W, 139.60 feet to a point in the northerly right-of-way line of Cooper Lane;

THENCE, with said right-of-way line the following calls:

N 38° 12' 11" W, 33.30 feet to a point;

with a curve to the left 190.02 feet to a point, said curve having a central angle of 33° 30' 00", a radius of 325.00 feet, a tangent of 97.81 feet and a chord of N 54° 57' 11" W, 187.33 feet;

with a curve to the right 154.20 feet to a point, said curve having a central angle of 32° 50' 11", a radius of 269.05 feet, a tangent of 79.28 feet, and a chord of N 55° 17' 05" W, 152.09 feet;

N 38° 52' 00" W, 344.88 feet to a point;

THENCE, leaving said right-of-way line with the easterly line of Section One, Riverwood Heights, as of record in Book 2854, Page 34, R.O.D.C., N 51° 12' 02" E, 190.00 feet to a point;

THENCE, with the northerly line of said subdivision the following calls:

N 29° 19' 00" W, 181.50 feet to a point;

N 65° 06' 51" W, 135.00 feet to a point;

N 47° 52' 19" W, 154.90 feet to a point;

with a curve to the left 52.94 feet to a point, said curve having a central angle of 11° 39' 56", a radius of 260.00 feet, a tangent of 26.56 feet, and a chord of N 36° 16' 00" E, 52.84 feet;

N 59° 28' 58" W, 142.40 feet to a point;

N 20° 38' 33" W, 190.20 feet to a point;

N 71° 47' 24" W, 22.60 feet to a point;

N 45° 06' 22" W, 129.21 feet to the point of beginning.

Containing 1,420,658 square feet or 32.61 acres, more or less.

SOUTH PARCEL

BEGINNING at a point in the southerly right-of-way line of Cooper Lane, said point being the easterly terminus of a curve return to the easterly right-of-way line of Ravenwood Drive;

THENCE, with said southerly right-of-way line the following calls:

S 38° 52' 00" E, 1324.09 feet to a point;

with a curve to the left 182.85 feet to a point, said curve having a central angle of 32° 50' 11", a radius of 319.05 feet, a tangent of 94.01 feet, and a chord S 55° 17' 05" E, 180.36 feet;

with curve to the right 160.79 feet to a point, said curve having a central angle of 33° 30' 00" a radius of 275.00 feet, a tangent of 82.77 feet, and a chord of S 54° 57' 11" E, 158.51 feet;

S 38° 12' 11" E, 175.97 feet to a point;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Metro Government Power Board by deed of record in Book 2202, Page 335, R.O.D.C., S 32° 15' 04" W, 103.08 feet to a point;

THENCE, with the southerly line of said Power Board property, S 38° 22' 26" E, 68.67 feet to a point;

THENCE, with the southerly line of the Revised Resubdivision of Part of Lot One, Riverwood

Estates as of record in Book 6200, Page 574, R.O.D.C., S 38° 15' 23" E, 241.57 feet to a point;

THENCE, with the southerly line of Cooper Lane Estates as of record in Book 5200, Page 567, R.O.D.C., S 38° 46' 40" E, 384.02 feet to a point;

THENCE, leaving said line with the westerly line of Section One, Henderson Gardens as of record in Book 2900, Page 75, R.O.D.C., S 54° 55' 25" W, 81.24 feet to a point;

THENCE, with the northerly line of said Henderson Gardens and the northerly line of Section Three, Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., the following calls:

N 87° 05' 34" W, 20.13 feet to a point;
N 60° 29' 34" W, 52.40 feet to a point;
N 60° 01' 27" W, 89.95 feet to a point;
N 59° 18' 01" W, 59.97 feet to a point;
N 67° 43' 15" W, 106.34 feet to a point;
N 52° 20' 45" W, 385.02 feet to a point;
N 51° 15' 36" W, 283.07 feet to a point;
N 29° 33' 37" W, 108.72 feet to a point;
N 40° 48' 10" W, 173.18 feet to a point;

THENCE, with the northerly line of Section Eight, Riverwood Heights as of record in Book 3842, Page 157, R.O.D.C., the following calls:

N 85° 40' 48" W, 217.82 feet to a point;
S 50° 48' 12" W, 1051.89 feet to a point;
N 30° 23' 03" W, 7.90 feet to a point;
S 61° 10' 18" W, 100.00 feet to a point;
S 28° 17' 10" E, 15.67 feet to a point;

THENCE, with the northerly line of Section Three Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., N 88° 06' 13" W, 179.76 feet to a point;

THENCE, leaving said line with the easterly line of Dalewood, Section Three, as of record in Book 1835, Page 20, R.O.D.C., the following calls:

N 01° 17' 03" E, 203.65 feet to a point;
N 54° 31' 07" E, 155.77 feet to a point;
N 33° 00' 47" W, 107.00 feet to a point;
N 34° 19' 13" E, 56.80 feet to a point;
N 62° 30' 43" E, 532.80 feet to a point;
N 51° 10' 43" E, 234.80 feet to a point;
N 44° 15' 13" E, 228.00 feet to a point;
N 45° 11' 54" E, 136.90 feet to a point;

N 34° 09' 54" E, 130.30 feet to a point;
N 21° 13' 48" W, 139.17 feet to a point;
N 38° 20' 02" W, 701.00 feet to a point in the southerly right-of-way line of Ravenwood Drive;

THENCE, with said right-of-way line N 51° 39' 58" E, 144.52 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 39.04 feet to the point of beginning, said curve having a central angle of 89° 28' 02", a radius of 25.00 feet, a tangent of 24.77 feet and a chord of S 83° 36' 01" E, 35.19 feet.

Containing 1,153,773 square feet or 26.49 acres, more or less.

Being the same property conveyed to SENLIFF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record in Book 11147, page 505, said Register's Office.

Being the same property conveyed to Henry Sender and Lauren Sender Cooper by Quitclaim Deed from Senliff, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20050118-0006266, Register's Office of Davidson County, on January 18, 2005.

EXHIBIT B

ENCUMBRANCES

1. Davidson County Real Property Taxes for of $17,279.40 for 2005, which have been prorated.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4071, page 132, Book 4110, page 379, Book 4331, page 539, Book 4614, page 628, Book 4766, page 432, and Book 7435, page 680, said Register's Office.