THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23915-02-2005** jtc file no. 17721-2	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,406,500.00. Kathy Davidson Affiant Subscribed and sworn to before me this 7th day of March, 2005. Deborah H. Berri Notary Public My Commission Expires: 3/25/06

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lynnwood Land Company 300 Lynnwood Boulevard Nashville, TN 37205	New Owner	Map No.116.07 Parcel No. 68.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Indigo Properties, L.P., a Georgia limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynnwood Land Company, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 300 Lynnwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of March, 2005.

Jeanette H. Garrison
Indigo Properties, L.P.
By: Jeanette H. Garrison, General Partner

STATE OF S.C., COUNTY OF Allendale SS.: 250725755

Before me, the undersigned, of the State and County aforesaid, personally appeared **Jeanette H. Garrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the general partner (or other officer authorized to execute the instrument) of Indigo Properties, L.P. the within named bargainor, a limited partnership, and that she as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as such general partner.

Witness my hand, at office, this 4th day of March, 2005.

Doris P. Lybrand
Notary Public

My Commission Expires: 5/24/2005

Davidson County DEEDWARR
Recvd: 03/09/05 15:57 3 pg
Fees:18.00 Taxes:5204.05
20050309-0026388

STATE OF South Carolina COUNTY OF Colleton SS.: 250125755

Before me, the undersigned, of the State and County aforesaid, personally appeared **Jeanette H. Garrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the general partner (or other officer authorized to execute the instrument) of Indigo Properties, L.P. the within named bargainor, a limited partnership, and that she as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as such general partner.

Witness my hand, at office, this 4 th day of March, 2005.

Notary Public

My Commission Expires: 5/26/2005

03/07/2005 13:23 FIRST TITLE AND ESCROW → 18438693940 NO.929 D003

EXHIBIT "A"

Land in the Seventh Civil District of Davidson County, Tennessee, as follows:

Lots Nos. 29 and 30 and the northerly 100 feet of Lots Nos. 27 and 28 on the map of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book No. 421, pages 102 and 103, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Said Lots Nos. 29 and 30 and the northerly 100 feet of Lots Nos. 27 and 28 front together 250 feet on the easterly side of Lynnwood Boulevard, and runs back between parallel lines with the southerly margin of second street, 400 feet to the rear line of said property.

Being the same property conveyed to Indigo Properties, L.P., a Georgia limited partnership by deed dated April 28, 1999 from James Thomas Martin and Mary Glenn Martin as Devisees under the Will of Mary K. Martin, deceased of record in Book 11453, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Belle Meade City taxes for the year 2005, a lien, but not yet due and payable. Map and Parcel No.: 116.07-68.00.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.