7/20647

(1) Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 14:06 3 pgs
Fees:18.00 Taxes:1628.00

20050411-0039805

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Rick Blackburn
Affiant

Subscribed and sworn to me on April 5, 2005.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
~~March 22, 2008~~
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20647SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lenox Village I, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	Part of Map 172 Parcels 90, 91 & 93

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village III, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lenox Village I, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Thirty-First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Parcels 90.00, 91.00 and 93.00 as shown on Davidson County Tax Map No. 172 and being more particularly described as follows:

Beginning at a point on the easterly margin of Nolensville Pike, at the southwest corner of property conveyed to Howard Claude (Map 173-Parcel 63.00) as of record in Deed Book 6849, Page 924, Register's Office for Davidson County, Tennessee; said point being the most southerly corner of the herein described property; thence,

1. With the easterly margin of Nolensville Pike, North 39 degrees 43 minutes 05 seconds West, 67.57 feet to a point; thence,
2. In a northwestwardly direction with a curve to the right having a radius of 2,405.70-feet, a central angle of 04 degrees 32 minutes 53 seconds, for an arc length of 190.96 feet to a point; said curve has a chord bearing and distance of North 37 degrees 26 minutes 38 seconds West, 190.91 feet; thence,

3. Leaving said easterly margin, and with a severance line through Parcel 93.00-Tax Map No. 172, North 58 degrees 24 minutes 36 seconds East, 624.37 feet to a point, thence,
4. North 25 degrees 08 minutes 50 seconds West, 126.39 feet to a point; thence,
5. Northwestwardly with a curve to the right having a radius of 525.00-feet, a central angle of 08 degrees 08 minutes 18 seconds, for an arc length of 74.57 feet to a point; said curve has a chord bearing and distance of North 21 degrees 39 minutes 12 seconds West, 74.51 feet; thence,
6. North 17 degrees 36 minutes 22 seconds West, 80.98 feet to a point lying inside of Parcel 90.00-Tax Map No. 172; thence,
7. Northwestwardly with a curve to the left having a radius of 9.00-feet, a central angle of 79 degrees 16 minutes 56 seconds, for an arc length of 12.45 feet to a point; said curve has a chord bearing and distance of North 57 degrees 14 minutes 50 seconds West, 11.48 feet; thence,
8. South 83 degrees 06 minutes 42 seconds West, 215.18 feet to a point lying inside Parcel 91.00-Tax Map No. 172; thence,
9. South 63 degrees 25 minutes 24 seconds West, 39.53 feet to a point; thence,
10. North 26 degrees 34 minutes 36 seconds West, 53.60 feet to a point; thence,
11. North 06 degrees 43 minutes 22 seconds West, 117.85 feet to a point on the original northerly boundary line of Parcel 90.00-Tax Map No. 172; thence,
12. With the northerly line of Parcel 90.00, North 83 degrees 06 minutes 42 seconds East, 385.66 feet to the northeasterly corner of said Parcel 90.00; thence,
13. With the easterly line of said Parcel 90.00, South 17 degrees 33 minutes 15 seconds East, 199.73 feet to a point; thence,
14. South 18 degrees 19 minutes 26 seconds East, 299.96 feet to a point; thence,
15. South 37 degrees 59 minutes 28 seconds East, 58.74 feet to the northeasterly corner of the aforementioned Howard Claude property; thence,
16. With the northerly property line of said Claude, South 50 degrees 47 minutes 10 seconds West, 702.21 feet to the Point Of Beginning and containing 247,022 square feet or 5.67 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Lenox Village III, LLC as of record in Instrument No. 20031105-0162517, Instrument No. 20040305-0025770, and Instrument No. 20031105-0162522, all in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been assumed by the Grantee; and
2. Reserved from the legal description is an easement for ingress and egress and for a water line. These easements are first referenced broadly in a Warranty Deed of record in Book 3399, page 425, Register's office for Davidson County, Tennessee; and
3. The ingress and egress easement is subsequently defined in a Quitclaim Deed of record in Book 5332, page 155, said Register's Office; and
4. Both the ingress and egress easement and water service line easement are redefined in a Easement for Ingress and Egress of record in Book 5334, page 866, said Register's Office; and
5. Easement for Water Mains and Appurtenances, of record as Instrument No. 20030828-0125179, Register's Office for Davidson County, Tennessee; and
6. Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in the Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property known as 5.67 Acres, Nashville, TN 37211 (to be known as Section 2, Town Center Homes @ Lenox Village).

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 GRANTOR does covenant 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 GRANTOR does further covenant and bind 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 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 on April 5, 2005.

Lenox Village III, LLC, a Tennessee Limited Liability Company:

By: _____

Title: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chg Mbr of LENOX VILLAGE III, LLLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chg Mbr executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chg Mbr.

Witness my hand, at office, this 5th day of April, 2005.

_____
Notary Public

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE