1st

THIS INSTRUMENT PREPARED BY:
John A. Gupton, III, Esq.
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 04/15/05 11:42 5 pgs
Fees:28.00 Taxes:4360.02
20050415-0042164

Address New Owner as follows:
Old Hickory Commons, LLC
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

Send Tax Bills To:
same

Map-Parcel No.
Map 175
Parcel 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,178,385.00.

Affiant

Subscribed and sworn to before me this the 14th day of April, 2005.

Notary Public

My Commission Expires: 5/28/06

CHRISTINA WILLOW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/28/06

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Old Hickory Commons, LLC**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is unimproved property known located on Old Hickory Boulevard, Antioch, Davidson County, Tennessee.

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 she 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 herself, her heirs, assigns, and representatives, 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 this 15th day of April, 2005.

Luther Marie Vaughn, Trustee

Luther Marie Vaughn, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of April, 2005.

Notary Public

My Commission Expires: 1/22/08

MARILYN HYDE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

N MBH 501051 v1
2823982-000009 04/14/05

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in the first Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by Joe C. McConnell, RLS No. 992, of MEC, Inc., P.O. Box 17465, Nashville, Tennessee 37217, dated April 5, 2005, as follows:

Beginning at a concrete monument found in the westerly right of way of Hobson Pike, said monument being the northeasterly corner of the Rebbeca Yan property as recorded in Book 7243, Page 417, R.O.D.C., Tennessee, and the southeasterly corner of the herein described tract;

Thence, along the northerly line of the Rebecca Yan property, North 81°59'41" West a distance of 620.03 feet to an iron rod found, said rod being the northwesterly corner of the Rebecca Yan property;

Thence, along the westerly line of the Rebecca Yan property, South 10°29'00" West a distance of 216.34 feet to an iron rod found in the northerly line of the Robert Lanning property as recorded in Book 6921, Page 800, R.O.D.C., Tennessee, said rod also being the southwesterly corner of the E.B. Scott property as recorded in Book 8425, Page 811, R.O.D.C., Tennessee;

Thence, along the northerly line of the Robert Lanning property, North 82°57'56" West a distance of 1599.77 feet to a concrete monument found in the line of the TWD I Partnership property as recorded in Instrument Number 20040227-0022428, R.O.D.C., Tennessee;

Thence, along the line of the TWD I Partnership property, North 07°27'48" East a distance of 992.34 feet to an iron rod found;

Thence, North 78°56'54" East a distance of 944.78 feet to an iron rod set in the line of the Belz-McDowell Properties property as recorded in Book 4699, Page 101, R.O.D.C., Tennessee;

Thence, along the lines of the Belz-McDowell Properties property, North 78°22'28" East a distance of 387.88 feet to an iron rod set,

Thence, North 86°47'55" East a distance of 226.88 feet to an iron rod set;

Thence, South 82°54'06" East a distance of 506.12 feet to an iron rod set, said rod being the northwesterly corner of the Woodard Messick property as recorded in Book 4430, Page 929, R.O.D.C., Tennessee;

Thence, along the lines of the Woodard Messick property, South 05°38'49" West a distance of 656.95 feet to an iron rod set;

Thence, South 84°08'57" East a distance of 101.30 feet to an iron rod set;

Thence, South 61°46'00" East a distance of 45.49 feet to an iron rod set;

Thence, South 01°59'48" West a distance of 72.10 feet to an iron pipe found;

Thence, South 72°47'34" East a distance of 99.58 feet to a concrete monument found in the westerly right of way of Hobson Pike;

Thence, along the westerly right of way of Hobson Pike, South 11°00'45" West a distance of 484.66 feet to the Point of Beginning, and also containing 60.43 acres more or less.

Being the same property conveyed to Walter Leo Vaughn and wife, Luther Marie Higdon Vaughn, by deed recorded in Book 3345, page 307, Register's Office for Davidson County, Tennessee. By deed recorded in Book 4694, page 971, said Register's Office, Walter Leo Vaughn and wife, Luther Marie Higdon Vaughn conveyed subject property to Hobson Pike Associates Limited. Pursuant to Quitclaim Deed recorded in Book 5316, page 100, said Register's Office, Hobson Pike Associates Limited conveyed subject property to Walter Leo Vaughn and wife, Luther Marie Vaughn. Subsequently, Walter Leo Vaughn, having since died. The said Luther Marie Vaughn having conveyed subject property to Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, recorded in Book 11180, page 659, Register's Office for said County.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005 and subsequent years.

2. Transmission Line Easement, as set forth in instruments recorded in Book 2344, page 432 and Book 4425, page 535, Register's Office for Davidson County, Tennessee.

3. Transmission Line Easement, as set forth in instrument recorded in Book 11124, page 716, said Register's Office.

4. 50' Colonial Pipeline Easement of record in Book 3570, page 11, said Register's Office.

5. All matters shown on the survey made by Joe C. McConnell, RLS No. 992, of MEC, Inc., dated April 5, 2005.