31-B LT 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/05 13:25 3 pgs
Fees:18.00 Taxes:3169.38
[redacted]
20050510-0052716

RE-RECORD

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/20/05 11:22 4 pgs
Fees:22.00 Taxes:0.00
20050520-0057093

State of Tennessee)
County of Davidson)

05-04-002-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $856,590.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH day of May, 2005

Notary Public

My Commission Expires: 3/31/2007 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MS DEVELOPMENT PARTNERSHIP (NAME)	" NEW OWNER " (NAME)	114-00-0
1700 Hayes Street, Ste. 104 (ADDRESS)	(ADDRESS)	213.00,209.02&329.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CCH PARTNERS, G.P. A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MS DEVELOPMENT PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a Survey by R. Scot Cherry Tennessee Registered Land Surveyor, No. 1512, dated September 8, 2004, and revised on April 22, 2005, as follows:

BEGINNING at a point in the southerly right-of-way line of Sonya Drive, at a corner common with the property conveyed to Gospel Chapel of record in deed book 5391, page 70, at the Register's office for Davidson County, Tennessee; Thence with the southerly right-of-way line of Sonya Drive for the following three calls:

1) North 30 deg 07 min 28 sec East, 109.90 feet to a point;
2) North 47 deg 53 min 54 sec East, 126.54 feet to an existing iron rod;
3) North 47 deg 25 min 12 sec East, 126.66 feet to a point at a corner common with the property conveyed to Mohammed Ismail Mohammed, of record in deed book 9755, page 192, at the Register's office for Davidson County, Tennessee; Thence leaving the southerly right-of-way line of Sonya Drive with the southerly line of the property conveyed to Mohammed Ismail Mohammed, South 74 deg 54 min 51 sec East, 548.53 feet to an iron rod set in the westerly line of the property conveyed to Mid-America Apartments, of record in deed book 11005, page 354, at the Register's office for Davidson County, Tennessee; Thence with the westerly line of said Mid-America Apartments for the following two calls:

1) South 28 deg 15 min 14 sec East 82.50 feet to an iron rod set;
2) South 25 deg 47 min 37 sec East, 331.82 feet to a point; Thence with a line through the property conveyed to CCH Partners, G.P., of record in instrument number 20030206-0016486 at the Register's office for Davidson County, Tennessee, for the following four calls:

1) South 66 deg 29 min 08 sec West, 143.69 feet to a point;
2) South 13 deg 34 min 49 sec West, 29.84 feet to a point;
3) South 62 deg 34 min 43 sec West, 83.07 feet to a point;
4) South 48 deg 22 min 41 sec West, 111.73 feet to an existing iron rod in the northerly line of the property conveyed to Gospel Chapel of record in deed book 5391, page 67 at the Register's office for Davidson County, Tennessee; Thence with the northerly property line of said Gospel Chapel for the following two calls:

1) North 44 deg 08 min 40 sec West, 245.06 feet to an existing iron rod,
2) North 61 deg 08 min 29 sec West, 220.26 feet to an existing iron rod at a corner common with the property conveyed to Gospel Chapel of record in deed book 5391, page 70 at the Register's office for Davidson County, Tennessee; Thence with the northerly property line of said Gospel Chapel of record in deed book 5391, page 70 for the following two calls:

1) North 61 deg 04 min 07 sec West, 93.69 feet to a "pk" nail set;
2) North 60 deg 42 min 27 sec West, 245.10 feet to the point of BEGINNING.

BEING part of the property conveyed to CCH Partners, G.P., of record in instrument number 20030206-0016486, at the Register's office for Davidson County, Tennessee.

GRANTOR reserves unto itself, its successors and assigns, a temporary non-exclusive easement (the "Easement") over, upon and across the above-described property (the "Property") for the purpose of ingress to and egress from Grantor's remaining property described on Exhibit A attached hereto and incorporated herein by reference (the "Remainder"). So long as the Property remains unimproved, the Easement shall be a continuing right of Grantor with the exact location of the Easement area to be agreed upon subsequently by Grantor and Grantee. At such time as roadways are constructed on the Property generally in accordance with the site plan shown in Exhibit B attached hereto and incorporated herein by reference, Grantor shall have the right of ingress to and egress from the Remainder only upon those portions of the Property included within the bounds of such constructed roadways. Grantor and Grantee further acknowledge that if and when Grantee purchases the Remainder and upon the recording the deed fro same, the Easement will terminate and be of no further force and effect.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20050421-0044398, Register's Office for Davidson County, Tennessee; easements and setback lines; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ **property known as: Sonya Drive, Nashville, TN 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

56761

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this ~~29th day of April, 2005~~ 10TH. DAY OF MAY, 2005

CCH PARTNERS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
OLIVER C. CARMICHAEL, III, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **OLIVER C. CARMICHAEL, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED AGENT of **CCH PARTNERS, G.P.**, the within named bargainor(s), a Tennessee General Partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this ~~29th day of April, 2005~~. 10TH. DAY OF MAY, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an existing iron rod in the north east corner of the property conveyed to Gospel Chapel of record in deed book 5391, page 67 at the Register's office for Davidson County, Tennessee.

Thence with a line through the property conveyed to CCH Partners, G.P. of record in instrument number 20030206-0016486 at the Register's office for Davidson County, Tennessee, for the following four calls:

1) North 48 deg 22 min 41 sec East, 111.73 feet to a point;
2) North 62 deg 34 min 43 sec East, 83.07 feet to a point;
3) North 13 deg 34 min 49 sec East, 29.84 feet to a point;
4) North 66 deg 29 min 08 sec East, 143.69 feet to a point in the westerly line of the property conveyed to Mid-America Apartments of record in deed book 11005, page 354 at the Register's office for Davidson County, Tennessee;

Thence with the westerly line of said Mid-America Apartments for the following two calls:

1) South 25 deg 47 min 37 sec East, 188.47 feet to an iron rod set;
2) South 43 deg 37 min 14 sec East, 460.00 feet to an iron rod set in the northerly line of the property conveyed to Edna C. Salyer in instrument number 20041118-0138602, at the Register's office for Davidson County, Tennessee;

Thence with the northerly property line of said Edna C. Salyer, et ux for the following three calls:

1) North 86 deg 48 min 18 sec West, 199.91 feet to an existing iron rod;
2) South 85 deg 37 min 50 sec West, 199.94 feet to an existing iron rod;
3) North 74 deg 35 min 40 sec West, 195.01 feet to an existing iron rod;

Thence continuing with the northerly line of said Edna C. Salyer, et ux and then with the northerly line of the property of Alec T. and Theresa M. Prince, of record in instrument number 20040114-0005722, North 75 deg 26 min 44 sec West, 183.73 feet to an existing iron rod in the northerly line of said Alec T. and Theresa M. Prince;

Thence with the northerly line of said Alec T. and Theresa M. Prince for the following two calls:

1) South 81 deg 57 min 54 sec West, 99.85 feet to an existing iron rod;
2) South 87 deg 08 min 58 sec West, 88.87 feet to an existing iron rod at a corner common with the property conveyed to Gospel Chapel, of record in deed book 5391, page 67, at the Register's office for Davidson County, Tennessee;

Thence with the easterly line of said Gospel Chapel property, North 48 deg 22 min 41 sec East, 343.85 feet to the point of beginning, containing 225,123 square feet or 5.168 acres more or less.

Being part of the property conveyed to CCH Partners, G.P., of record in instrument number 20030206-0016486 at the Register's office for Davidson County, Tennessee.

STONERIDGE TOWNHOMES

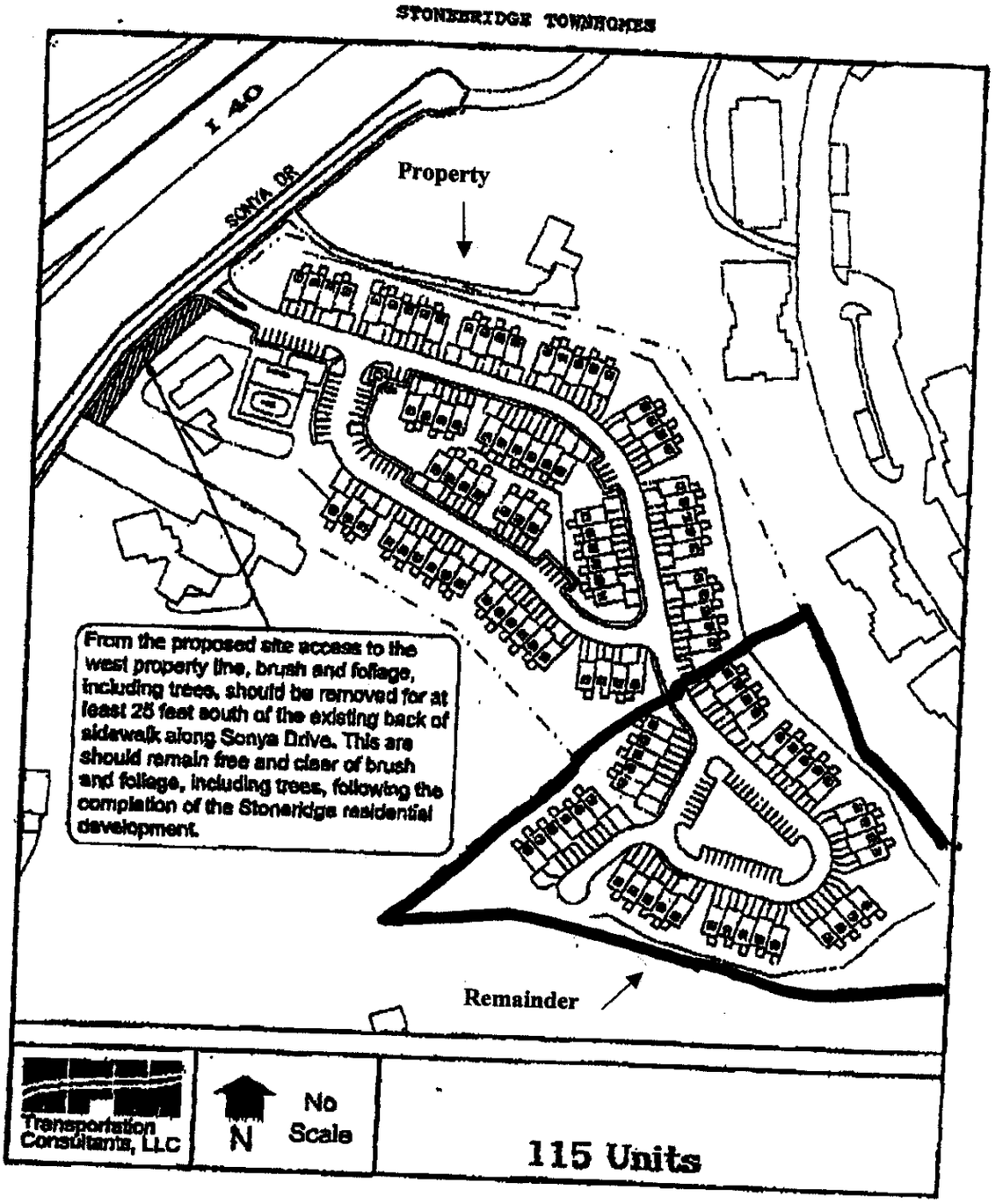


EXHIBIT B