WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$550,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MS DEVELOPMENT PARTNERSHIP	MS Development Partnership	**160-0-81**
(NAME)	(NAME)	
5606 CLOVERLAND DRIVE	1700 Hayes St. Ste 104	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37027	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/15/05 09:12 2 pgs
Fees:13.00 Taxes:2035.00

20050615-0068179

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAWKEYE CONSTRUCTORS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MS DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY BEING THE WESTERLY PART OF LOT NO. 2 ON THE PLAN OF BRENTWOOD GARDENS, OF RECORD IN BOOK 1130, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A COPY OF THE SURVEY THEREOF MADE BY HAL R. SWANN, JR., SURVEYOR, DATED MAY 19, 1964 AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CLOVERLAND DRIVE, FORMERLY CLOVE-FRANK DRIVE, SAID POINT BEING 162.5 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE LEAVING SAID DRIVE, EASTERLY ALONG A FENCE, 308 FEET MORE OR LESS BY ACTUAL FIELD MEASURE TO A POINT, SAID POINT BEING 160.55 FEET FROM THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE SOUTHERLY 153.4 FEET BY ACTUAL FIELD MEASURE TO A POINT; THENCE WESTERLY AND ALONG FENCE, 297.8 FEET BY ACTUAL FIELD MEASURE TO A POINT IN THE EASTERLY MARGIN OF CLOVERLAND DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 153.5 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO DANIEL BURTON BY DEED FROM JAMES H. BAKER AND MARY R. BANKER, OF RECORD IN INSTRUMENT NO. 200007270074307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO HAWKEYE CONSTRUCTORS, LLC BY QUITCLAIM DEED FROM DANIEL BURTON AND WIFE RILEY BURTON DATED DECEMBER 15, 2004 OF RECORD IN INSTRUMENT NO 20041221-0151642 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☒

This is improved ☐ property, known as **5606 CLOVERLAND DRIVE, NASHVILLE, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 3rd day of June, 2005.

HAWKEYE CONSTRUCTORS

By: 6-3-05
DANIEL C. BURTON
CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **DANIEL BURTON**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the CHIEF MANAGER OF **HAWKEYE CONSTRUCTORS, LLC**, and as such President, executed the fore going instrument for as Chief Manager of HAWKEYE CONSTRUCTORS, LLC. for the purpose there in contained, and that he executed the same as said Chief Manager's free act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008