F1312
JLR

FROM: Tanner Investment Company LLC, a Tennessee limited liability company

TO: Hickory Hollow Land Acquisitions FR, LLC, a Florida limited liability company, and Hickory Hollow Land Acquisitions CA, LLC, a Florida limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hickory Hollow Land Acquisitions FR, LLC & Hickory Hollow Land Acquisitions CA, LLC attn: Frank J. Rodriguez 9001 E. Colonial Drive Orlando, Florida 32817	(same)	Map 163 Parcel 206

THIS INSTRUMENT PREPARED BY: Jeffrey M. Clark, Esq., Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,125,000.00.

Davidson County DEEDWARR
Recvd: 06/17/05 08:58 3 pgs
Fees:18.00 Taxes:11562.50
20050617-0069301

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2005.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tanner Investment Company, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Hickory Hollow Land Acquisitions FR, LLC, a Florida limited liability company, and Hickory Hollow Land Acquisitions CA, LLC, a Florida limited liability company, as tenants in common, hereinafter called "GRANTEES", their 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, also being Lot 4 on the Plan of Cloverleaf Estates, Section 4, as of record in

Plat Book 4460, page 187, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the southerly right-of-way line of Target Drive at a corner common with the property of Fulton and Associates, as of record in Book 5993, page 269, in the Register's Office for Davidson County, Tennessee, also being Lot 2 of Cloverleaf Estates, Section 2, as of record in Plat Book 3700, page 149, in the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Target Drive, South 88 deg. 38 min. 50 sec. East, 325.00 feet to an existing iron rod a corner common with the property of Paige Properties, as of record in Book 11428, page 802 in the Register's Office for Davidson County, Tennessee, also being Lot 2 of the Plan of Cloverleaf Estates, Section 7, First Revision, as of record in Plat Book 9700, page 737, in the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Target Drive with the westerly property line of said Paige Properties, South 00 deg. 13 min. 00 sec. East, 450.00 feet to an iron rod set at a corner common with the property of Dayton-Hudson Corporation, as of record in Book 5520, page 140, also being Lot 1, of the Plan of Cloverleaf Estates, Section 7, Resubdivision of Lot 1 and Reserved Parcel "B", as of record in Plat Book 9700, page 779, in the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Dayton-Hudson Corporation, North 88 deg. 38 min. 50 sec. West, 325.00 feet to an existing iron rod in the easterly property line of DLVL, LLC, as of record in Book 11424, page 572, in the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said DLVL, LLC, North 00 deg. 13 min. 00 sec. West, 450.00 feet to the point of beginning, containing 146,195 square feet or 3.356 acres, more or less.

Being the same property conveyed to Tanner Investment Company, LLC, by deed from Gary Force and wife, Sandra J. Force, of record as Instrument No. 20030421-0051816, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2005 Metropolitan Government City taxes.

2. All matters shown on the plan of record 4460, page 187, as amended in Book 4780, page 866, said Register's Office.

3. Storm water detention agreement of record in Book 6760, page 250, said Register's Office.

4. Easement of record in Book 7175, page 844, said Register's Office.

This is property known as 5406 Target Drive, Antioch, Tennessee 37013.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 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 its hand this 13th day of June, 2005.

TANNER INVESTMENTS COMPANY, LLC, a
Tennessee limited liability company

BY: William B. Tanner
William B. Tanner, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William B. Tanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of Tanner Investment Company, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of June, 2005.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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