Davidson County DEEDWARR
Recvd: 08/12/05 15:06 5 pgs
Fees:28.00 Taxes:5550.00
20050812-0095912

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Civil Partners, LLC 425 Downs Blvd. Franklin, TN 37064	Same	Map 82-14 Parcel 79 Part of Parcel 43

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Robert G. Lindsey (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Civil Partners LLC, a Tennessee limited liability company (the "Grantee"), certain real estate (the "Property") with all improvements thereon and appurtenances thereto, located in Davidson County, Tennessee, and more particularly described as follows:

TRACT I

Being a tract of land lying in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being bounded on the North by a 15 foot alley, on the East by a 16 foot alley, on the South by Oldham Street, on the West by Cowan Street and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the easterly right-of-way line of Cowan Street and the southerly line of a 15 foot Alley dedicated by Council Bill No. 69-1031, said iron rod being located South19 degrees 06 minutes West, 15.01 feet from an iron rod at the southwest corner of property conveyed to Virah Corporation of record in Deed Book 8920, Page 338, Register's Office for Davidson County, Tennessee (R.O.D.C.). Said Virah property also being Lot 1 as shown on the final Plat entitled "Matador Corner" of record in Plat Book 4350, Page131, R.O.D.C.; thence,

Leaving said right-of-way of Cowan Street and running with said southerly line of Alley South 72 degrees 28 minutes 53 seconds East, 208.86 feet to an iron rod,

said iron rod lying in the westerly line of a 16 foot alley, known as Alley No.314, said iron rod also being the southeast corner of the herein described tract; thence,

With said westerly line of Alley No. 314, South 18 degrees 23 minutes 45 seconds West, 428.89 feet to an iron rod in the northerly right-of-way line of Oldham Street (60 foot right-of-way in front of this tract); thence,

Leaving said Alley No.314 with said northerly line of Oldham Street North 55 degrees 20 minutes 15 seconds West, 205.50 feet to an iron rod, said iron rod being the beginning of a return curve to Cowan Street; thence,

Leaving said Oldham Street with a curve to the right having a central angle of 71 degrees 02 minutes 54 seconds, a radius of 17.50 feet, a tangent of 12.49, a length of 21.70 feet and a chord bearing and distance of North 19 degrees 15 minutes 36 seconds West, 20.34 feet to an iron rod in the easterly right-of-way line of Cowan Street (60 foot right-of-way); thence,

With said easterly line of Cowan Street North 18 degrees 32 minutes 10 seconds East, 352.03 feet to the POINT OF BEGINNING, containing 83,001 square feet or 1.905 acres, more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to Ethridge T. Gregory and wife Louise Wright Gregory by Quitclaim Deed from Gregory Heavy Haulers, Inc. of record in Deed Book 5257, Page 358, Register's Office for Davidson County, Tennessee. And being all of the same property conveyed to Gregory Heavy Haulers, Inc. from Bessie Lee Ashley Shaver by Warranty Deed of record in Deed Book 4293, Page 976, Register's Office Davidson County, Tennessee.

TRACT II

Being a tract of land lying in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being bounded on the North by Thelma R. Frazier Family Limited Partnership, on the East by North First Street, on the South by Dacco Incorporated, on the West by a 16 foot Alley and being more particularly described as follows:

BEGINNING at an iron rod in the westerly right-of-way line of North First Street, said iron rod being located North 18 degrees 23 minutes 45 seconds East, 245.00 feet from the intersection of said North First Street and the northerly right-of-way line of Oldham Street. Said iron rod also being the northeast corner of property conveyed to Dacco Corporation of record in Deed Book 6598, Page 345, Register's Office for Davidson County, Tennessee (R.O.D.C.); thence,

Leaving said right-of-way of North First Street with the northerly line of said Dacco property North 71 degrees 18 minutes 15 seconds West, 210.00 feet to an iron rod, said iron rod lying in the easterly margin of Alley No. 314; thence,

With said easterly line of said Alley No. 314, North 18 degrees 23 minutes 45 seconds East, 250.00 feet to an iron rod in the southerly line of property conveyed to Thelma R. Frazier Family Limited Partnership of record in Deed Book 10739, Page 743, R.O.D.C.; thence,

Leaving said Alley No. 314 with said southerly line of said Thelma R. Frazier Family Limited Partnership property South 71 degrees 18 minutes 15 seconds East, 210.00 feet to an iron rod, said iron rod lying in the westerly right-of-way line of North First Street; thence,

With said right-of-way South 18 degrees 23 minutes 45 seconds West, 250.00 feet to the POINT OF BEGINNING, containing 52,500 square feet or 1.205 acres, more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to Ethridge T. Gregory and wife Louise Wright Gregory from Tourway Inns of America, Inc. by deed of record in Deed Book 7586, Page 883, R.O.D.C.

Tracts I and II being the same property conveyed to Robert G. Lindsey by Warranty Deed of record in Instrument No. 20020906-0108435, Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Taxes for the year 2005, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 11, page 295, Register's Office for Davidson County, Tennessee.

3. The property is located in a federally designated flood hazard area.

4. Memorandum of Lease Agreement of record at Instrument No. 20030411-

0048600, Register's Office for Davidson County, Tennessee.

This is improved property, known as 51 Oldham Street, Nashville, TN 37213-1111.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12th day of August, 2005.

Robert G. Lindsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Robert G. Lindsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of August, 2005.

LAURA STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires: _____

Gregory/Downdate/WarrantyDeed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 1,500,000.00.

Affiant

Sworn to and subscribed before me this 12th day of August, 2005.

LAURA STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 22, 2007

My Commission Expires: _____

Gregory/Downdate/WarrantyDeed