Davidson County DEEDWARR
Recvd: 10/27/05 13:20 2 pgs
Fees:13.00 Taxes:370.00

20051027-0129969

# WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me on this the 26th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7-1-09

MORTGAGEE:

| Address New Owner: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Rinaldo Group, L.P. | Same as Owner | 096-01-0 044.00 |
| 225 Clarendon Avenue | | |
| Nashville, TN 37205 | | |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **HARRY RYCHEN FUQUA**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RINALDO GROUP, L.P., a Tennessee Limited Partnership**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, March 31, 1941, as follows:

Tract No. 1: BEGINNING at a point in the easterly right-of-way line of the Tennessee Central Railroad, at the corner of Tracts 1 and 3 on said survey; thence with the said railroad right-of-way North 43 deg. 25 min. West 360 feet to a point in the Southerly margin of the right-of-way of Lebanon Road; thence with said Lebanon Road right-of-way South 79 deg. East 154 feet, North 20 feet, and South 76 deg. 30 min. East 99 feet to the Northwest corner of the Rinaldo Property; thence along Rinaldo's Westerly line and the Westerly line of Tract 3 shown on said survey South 229 feet to the beginning and containing 0.645 acres.

Tract No. 2: BEGINNING at a point in the Easterly right-of-way line of the Tennessee Central Railroad, at the Southwest corner of a tract of 2.32 acres conveyed to Davidson County by Deed of record in Book 1199, Page 296, Registers' Office for said county; thence along the said railroad right-of-way North 46 deg. West 218.4 feet to a point in South line of Tract 3; thence along the South line of Tract 3 and the South line of the Rinaldo Tract South 84 deg. East 165 feet to a post in the Northwest corner of the Davidson County Property; thence with the West line of County property South 3 deg. West 135 feet to the beginning, containing 0.254 acres.

Tract No. 3: BEING a 15-foot strip connecting Tracts 1 and 2 above described and described as follows: Beginning at a point in the Easterly right-of-way line of the Tennessee Central Railroad at the corner of Tract 2; thence with said railroad right-of-way North 43 deg. 25 min. West 142.7 feet to the corner of Tract 1; thence with the Easterly line of Tract 1 North 22.4 feet to the Southwest corner of the Rinaldo property; thence with Rinaldo's line South 43 deg. 25 feet East 176 feet to a point in the North line of Tract 2; thence with the line of Tract 2 North 84 deg. West 22.4 feet to the beginning, containing 0.055 acres.

BEING the same property conveyed to HARRY RYCHEN FUQUA, married by Quitclaim Deed dated March 8, 2001, and executed by BETTIE ANN FUQUA DODSON and recorded as Instrument No. 20010308-0022197, said Registers' Office.

INCLUDED in the above description, but expressly excluded is that property conveyed to REGIONAL TRANSPORTATION AUTHORITY (RTA) by instrument recorded as Instrument no. 20040729-0090679, said Register's Office.

This is unimproved property located at the Southeast corner of Lebanon Pike and Tennessee Central Railroad, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 26th day of October, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry Rychen Fuqua

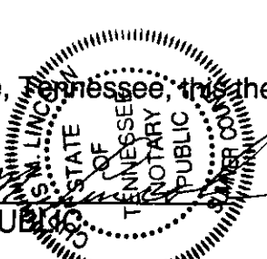
HARRY RYCHEN FUQUA

STATE OF TENNESSEE

COUNTY OF SUMNER

**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, HARRY RYCHEN FUQUA, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, Tennessee, this the 26th day of October, 2005.




NOTARY PUBLIC

My Commission Expires: 4-22-09