File No. [redacted]2558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

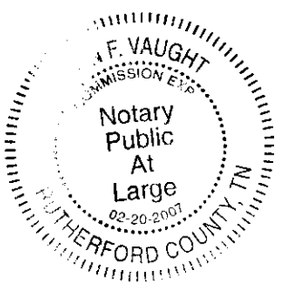
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $817,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 11/18/05 10:08 3 pgs
Fees:18.00 Taxes:3025.86



20051118-0139459

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natchez Pointe, LLC	Natchez Pointe, LLC	155-00-0-224.00
(NAME) 3212 West End Avenue, Suite 500	(NAME) 3212 West End Avenue, Suite 500	
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A. W. Chaffin and wife, Edna L. Chaffin**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natchez Pointe, LLC, a Tennessee limited liability company**, 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 parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the southerly margin of McCrory Lane south of Interstate 40 and being more particularly described as follows:

Beginning at an iron rod in the southerly margin of McCrory Lane, said iron rod also being the southeast corner of property conveyed to Robert H. Broyles of record in Book 10472, Page 800, Register's Office for Davidson County, Tennessee.

Thence, with said southerly margin of McCrory Lane the following calls:

S 28° 34' 33" E, 136.08 feet to an existing iron rod,

With a curve concave to the northeast having a central angle of 20° 03' 47", a radius of 1,231.31 feet and a chord of S 34° 39' 00" E, 428.97 feet for a arc length of 431.17 feet to a point,

N 41° 28' 50" E, 30.00 feet to an existing iron rod in the northwest corner of property conveyed to John Perry Chaffin of record in Instrument No. 20001005-0099105, Register's Office for Davidson, County, Tennessee.

Thence, leaving said southerly margin of McCrory Lane with the westerly line of Chaffin property the following calls:

S 17° 53' 14" W, 505.28 feet to a point,

S 00° 24' 11" W, 175.24 feet to an existing iron rod at the southwest corner of said Chaffin property;

Thence, with the southerly boundary of Chaffin property the following calls:

S 74° 09' 28" E, 135.83 feet to an existing iron rod,
S 72° 58' 36" E, 233.57 feet to an existing iron rod in the southeasterly corner of said Chaffin property;

Thence, with said easterly boundary of Chaffin property N 10° 37' 49" E, 502.96 feet to an existing iron rod in the southerly margin of McCrory Lane;

Thence, with the southerly margin of McCrory Lane S 47° 23' 48" E, 543.53 feet to a point in the northwest corner of Lot No. 7 of Subdivision No. 5 of record in Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee.

Thence, leaving said southerly margin of McCrory Lane with the westerly boundary of Lot No. 7, S 55° 38' 45" W, 342.69 feet to an existing iron rod;

Thence, leaving said westerly boundary with the southerly boundary of said property S 04° 05' 31" E, 251.15 feet to an existing iron rod at the common lot line between Lot Nos. 7 and 6;

Thence, continuing with said southerly line of said Lot No. 6, S 04° 06' 14" E, 37.03 feet to an existing iron rod in the northerly boundary of John A. Schick property of record in Instrument No. 20021104-00134889, Register's Office for Davidson County, Tennessee.

Thence, with said northerly line of Schick property the following calls:

N 73° 49' 53" W, 62.84 feet to a point;
N 74° 06' 35" W, 131.67 feet to a point;
N 77° 16' 06" W, 89.34 feet to a point;
N 89° 58' 07" W, 32.68 feet to a point;
S 84° 43' 59" W, 205.82 to a point;
S 80° 47' 47" W, 40.94 feet to a point;
S 68° 35' 24" W, 237.67 feet to an existing iron rod on the northwest corner of said Schick property;

Thence, with said westerly boundary of Schick property S 05° 04' 38" W, 120.26 feet to an existing iron rod in the northeasterly corner of property conveyed to Mary Elizabeth Smith of record in Book 5042, Page 360, Register's Office for Davidson County, Tennessee;

Thence, with said Smith property N 83° 30' 21" W, 271.64 feet to a point;

Thence, continuing with said Smith property N 87° 39' 49" W, 309.94 feet to a point in the easterly boundary of property conveyed to Kay McDonald of record in Instrument No. 20000502-0011058, Register's Office for Davidson County, Tennessee;

Thence, with said easterly boundary of McDonald property N 05° 04' 21" E, 152.59 feet to a point in the northeast corner of said McDonald property;

Thence, with the northerly boundary of McDonald property the following calls:

N 75° 26' 35" W, 1,126.11 feet to an iron pin,
S 07° 36' 06" W, 98.97 feet to an iron pin,
N 76° 54' 55" W, 99.35' feet to an iron pin in the easterly boundary of property
Conveyed to Jeffrey W. McCandless of record in Instrument No. 20010615-0063417, Register's Office for Davidson County, Tennessee;

Thence, with said easterly boundary N 07° 28' 44" E, 257.74 feet to a point in the southeast corner of Lot No. 1 of the George's Lot of record in Plat Book 11190, Page, 129, Register's Office for Davidson County, Tennessee;

Thence, with said easterly boundary of said Lot No. 1, N 07° 04' 43" E, 117.76 feet to an existing angle iron in the southeast corner of property conveyed to Stephen F. Fuson of record in Deed Book 10560, Page 601, Register's Office for Davidson County, Tennessee;

Thence, with said easterly boundary of Fuson property N 07° 20' 02" E, 356.54 feet to an existing iron rod in the southwest corner of property conveyed to John M. Keeton of record in Book 7601, Page 506, Register's Office for Davidson County, Tennessee.

Thence, with said southerly boundary of Keeton property the following calls:

S 83° 10' 10" E, 164.98 feet to and existing iron rod,
S 83° 04' 26" E, 92.08 feet to an existing iron rod,
S 82° 34' 25" E, 297.43 feet to an existing iron rod,
S 82° 42' 49" E, 649.48 feet to an existing iron rod in the southeast corner of Keeton property;

Thence, with said easterly boundary of Keeton property N 06° 36' 20" E, 818.04 feet to an existing iron rod in the southerly boundary of property conveyed to Robert H. Broyles of record in Book 10472, Page 800, Register's Office for Davidson County, Tennessee.

Thence, with said Broyles southerly boundary S 80° 58' 40" E, 416.14 to the point of beginning.

Containing 2,373,704 square feet or 54.49 acres more or less.

Being part of the same property conveyed to A.W. Chaffin and wife, Edna L. Chaffin by Warranty Deed dated July 1, 1977 of record in Book 5421, Page 89, as corrected and re-recorded in Book 5662, Page 875, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority as referenced in Book 6471, Page 897, and in Instrument No. 20000331-0032265; Transmission Line Easement of record in Book 4150, Page 109, all in the Register's Office for Davidson County, Tennessee.

Right-of-Way for McCrory Lane, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 54.49 acres , McCrory Lane, Nashville, TN 37221

(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 GRANTEE(S), its successors and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its 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 my/our hand(s) this 15th day of November, 2005.

A. W. Chaffin

Edna L. Chaffin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. W. Chaffin and Edna L. Chaffin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of November, 2005.

Commission expires: February 20, 2007

Lynn F. Vaught Notary Public

LYNN F. VAUGHT Notary Public At Large RUTHERFORD

File Number: 250802558

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129