Davidson County DEEDWARR
Recvd: 12/16/05 14:14 5 pgs
Fees:28.00 Taxes:7400.00

20051216-0151328

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Crews Investment Properties of Tennessee, L.L.C. 7556 Raleigh LaGrange Road Cordova, Tennessee 38018	Crews Investment Properties of Tennessee, L.L.C. 7556 Raleigh LaGrange Road Cordova, Tennessee 38018	Map 174 Part of Parcel 176

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TSC CROSSINGS IV, L.P., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Crews Investment Properties of Tennessee, L.L.C., the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A, which is incorporated herein by reference.

This is unimproved property.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

See attached Exhibit B, which is incorporated herein by reference.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16 day of December, 2005.

TSC CROSSINGS IV, L.P.
By: Harbour Town Properties, Inc.
Its General Partner

By: _____
Jane Cleveland, Vice President

ACKNOWLEDGMENTS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Jane Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of Harbour Town Properties, Inc., the General Partner of TSC CROSSINGS IV, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Harbour Town Properties, Inc. as General Partner for TSC CROSSINGS IV, L.P., by herself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of December, 2005.

Tammy Turner Cox
Notary Public

My commission expires: 1-27-07

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

Tammy Turner Cox
Notary Public

My commission expires: 1-27-07

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee described as follows:

Being a proposed tract of land on a portion of Map 174, parcel 176, known as Lot 2 of the Re-subdivision of Lot No. 2 on the plan of the Crossings at Hickory Hollow, Phase II as recorded in Plat Instrument #200007260073970 in the Register's Office Davidson County, Tennessee (RODC). Bounded on the North by the Right-of-Way (ROW) of Crossings Boulevard (100' ROW), on the East by the ROW of Old Franklin Road (100' ROW) and on the South by the ROW of Interstate 24 and on the West by the remainder of Lot 2. Said proposed tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Old Franklin Road; thence leaving said intersection South 69 deg. 16' 24", West 107.36 feet to the TRUE POINT OF BEGINNING being a found iron rod on the Northwest ROW return at the Southwest corner of the previously mentioned intersection, said point lying on the Southerly ROW margin of Crossings Boulevard; thence with said ROW and becoming the ROW of Old Franklin Road with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a central angle of 90 deg. 00' 19", a chord bearing and distance of South 37 deg. 57' 52" East 63.64 feet to a found iron rod; thence with said ROW of Old Franklin Road South 7 deg. 01' 58" West 624.30 feet to a found, iron rod; thence continuing North 82 deg. 58' 02" West 28.05 feet to a found iron rod; thence continuing South 7 deg. 01' 58" West 56.35 feet to a found iron rod; thence continuing with a curve to the right having a radius of 1372.39 feet, an arc length of 515.87 feet, a central angle of 21 deg. 32' 13", a chord bearing and distance of South 17 deg. 48' 05" West 512.84 feet to a found iron rod, said point lying on the Northeasterly ROW margin of Interstate 24; thence with said ROW of Interstate 24 North 41 deg. 47' 27" West 732.30 feet to a point, said point lying on the severance line for a proposed tract; thence leaving said ROW and running with said severance line North 48 deg. 12' 33" East 165.00 feet to a point; thence continuing North 4 deg. 49' 03" East 496.22 feet to a point; thence North 23 deg. 56' 21" East 200.00 feet to a point, said point lying on the Southerly ROW margin of Crossings Boulevard; thence with said ROW and a curve to the left having a radius of 1482.39 feet, an arc length of 437.42 feet, a central angle of 16 deg. 54' 25", a chord bearing and distance of South 74 deg. 30' 50" East 435.84 feet to a found iron rod; thence continuing South 82 deg. 58' 02" East 51.34 feet to the true point of beginning. Containing 605,123 square feet or 13.9 acres more or less.

BEING a portion of the same property conveyed to TSC Crossings IV, L.P., a Tennessee limited partnership, by Deed of record at Instrument No. 20001229-0127381, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for the year 2006 and subsequent years. Tax Parcel No. 174/76 (P/O).

2. ALL matters shown on Plat recorded in Book 7900, Page 39; Book 7900, Page 229; and at Instrument No. 200007260073970.

3. Restrictions as contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957, and supplemented in Book 10722, page 95, with Acknowledgement Regarding Supplemental Declaration of Protective Covenants at Instrument No. 200007250073371.

4. Lack of direct ingress and egress to 1-24, a controlled access highway, as conveyed to State of Tennessee as of record in Book 2813, Page 369 and Book 2813, page 385.

5. Terms and Conditions of Easement Agreement as of record at Instrument No. 20030919-0139285.