SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/06 12:45 2 pgs
Fees:13.00 Taxes:1646.50
20060125-0009505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alliant Partners IV, GP	Same as Owner	**Map 086-00-0**
(NAME) 325 Seaboard Lane, Ste. 190	(NAME)	**Parcel 341.00**
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MERRY LAND HOLDINGS, LLC, a Georgia limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLIANT PARTNERS IV, GP, a Tennessee general partnership** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Central Pike east of Dodson Chapel Road and being a portion of Phase II, Stone Creek Apartments of record in Plat Book 6900, page 187, Records of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Central Pike at the northeast corner of herein described tract; thence, leaving said margin with the westerly line of Hermitage Baptist Church of record in Deed Book 2982, page 71, Records of Davidson County, Tennessee, South 06°25'11" West 199.57 feet to an iron pin; thence, severing subject property, South 42°44'59" West, 168.23 feet to an iron pin; thence, with the north line of JWC Properties, Inc. of record in Deed Book 10351, page 819, Records of Davidson County, Tennessee, North 81°35'45" West, 263.50 feet to a point; thence with the east line of Guill Wright of record in Deed Book 721, page 267, Records of Davidson County, Tennessee, Charles Hager of record in Deed Book 8060, page 561, Records of Davidson County, Tennessee, and James E. Harris of record in Deed Book 6381, page 874, Records of Davidson County, Tennessee, North 06°54'14" East, 333.86 feet to an iron pin in the southerly margin of Central Pike; thence, with said margin and a curve concave to the north having a central angle of 07°11'24", a radius of 442.22 feet and a chord of South 79°56'41" East, 55.46 feet for a length of 55.49 feet to a point; thence, South 82°45'37" East, 304.87 feet to the point of beginning, containing 114,209 square feet or 2.62 acres.

Being the same property conveyed to Merry Land Holdings, LLC by deed from Merry Land Properties, Inc. of record as Instrument No. 20030529-0072382, Register's Office for Davidson County, Tennessee.

The following is included in the above, but excluded from the conveyance herein:

The property and matter described in that certain Order of record in Instrument No. 20031124-0170256, and being more particularly described as follows:

A 7 foot permanent easement across a portion of Lot 1 of the Cherry Creek Apartments Subdivision, as of record in Book 11190, page 026, R.O.D.C., Tennessee, said 7 foot permanent easement being southwest of and adjacent to the northeasterly line (the southwesterly right-of-way of Central Pike) of the aforesaid property and northeast of and adjacent to the northeasterly boundary of an existing 20 foot public utility easement traversing the aforesaid Lot from a northwestwardly direction to a southeastwardly direction, said 7 foot permanent easement extends from the southeasterly boundary of an existing 10 foot public utility easement along the northwesterly line of the aforesaid property to the southeasterly line of the aforesaid property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 11190, page 26, said Register's Office.

unimproved ☒

This is improved ☐ property, known as Central Pike, Hermitage, TN 37076

(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 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. **ALL WARRANTIES OF GRANTOR HEREIN CONTAINED ARE EXPRESSLY LIMITED TO THOSE PERSONS OR PARTIES CLAIMING BY, THROUGH OR UNDER GRANTOR.**

Witness my hand this 19th day of January, 2006.

Merry Land Holdings, LLC

By: Merry Land Properties, LLC, its sole Member

By: _____

Dorrie E. Green, its Managing Member

STATE OF GEORGIA

COUNTY OF RICHMOND

Before me, the undersigned Notary, personally appeared Dorrie E. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Merry Land Properties, LLC, the sole member of Merry Land Holdings, LLC, the within named bargainor, a limited liability company, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Merry Land Holdings, LLC as Managing Member of Merry Land Properties, LLC, its sole member.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Augusta, Georgia this 19th day of January, 2006.

Commission expires:

TIMOTHY E. MOSES NOTARY PUBLIC RICHMOND COUNTY, GA. Comm. Exp. 3/10/07

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Notary Public