Davidson County DEEDWARR
Recvd: 06/05/06 11:43 19 pg
Fees:98.00 Taxes:6290.00

20060605-0065987

This Instrument Prepared By:
John T. Cook, P.C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A
File No. 19495-6

See the Attached
Exhibit "B"

ADDRESS NEW OWNER AS FOLLOWS:
Cornerstone Land Company
275 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

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 and sufficiency all of which is hereby acknowledged, **The Vanderbilt University, a Tennessee corporation,** hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Cornerstone Land Company, a Tennessee general partnership composed of Dino Roberts and John Floyd,** hereinafter called the "Grantee", its successors and/or assigns, certain tracts or parcels of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See the Attached Exhibit "A" Legal Description, consisting of fifteen (15) pages, which is incorporated herein by reference.

BEING part of the same property conveyed to The Vanderbilt University, a Tennessee corporation, by Quitclaim Deed from Charles W. Hawkins, III, of record in Instrument No. 20001227-0125953, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed at closing by the Grantee herein.

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, its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "C". Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the 1st day of June, 2006.

The Vanderbilt University
a Tennessee corporation

By: _____
William T. Spitz, Vice Chancellor for Investments and Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William T. Spitz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice Chancellor for Investments and Treasurer of The Vanderbilt University, the within named bargainor, a Tennessee corporation, and that he as such Vice Chancellor for Investments and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation by himself as such Vice Chancellor for Investments and Treasurer.

Witness my hand and official seal on this the 1st day of June, 2006.

_____
Notary Public
My Commission Expires: 7/29/2006

KATHY CROCKARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

_____
Affiant

Subscribed and sworn to before me this the 1st day of June, 2006.

_____
Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

TRACT I

PARCEL 154

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AND THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, SAID EXISTING CONCRETE MONUMENT BEING LOCATED AT NORTHING: 693,691.54, EASTING: 1,727,618.42, ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, NORTH 30 DEG 09 MIN 05 SEC WEST, 305.47 FEET TO AN EXISTING CONCRETE MONUMENT, AT A CORNER COMMON WITH THE PROPERTY OF JAMES ROBERT EAGIN, SR., AS OF RECORD IN DEED BOOK 7330, PAGE 753, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, WITH THE SOUTHERLY PROPERTY LINE OF JAMES ROBERT EAGIN, SR., NORTH 60 DEG 41 MIN 57 SEC EAST, 1038.30 FEET TO AN IRON ROD SET;

THENCE WITH THE EASTERLY PROPERTY LINE OF JAMES ROBERT EAGIN, SR., NORTH 31 DEG 26 MIN 04 SEC WEST, 452.27 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF JAMES D. BEAN, ET UX, AS OF RECORD IN DEED BOOK 4944, PAGE 424, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE PROPERTY OF LATONYA R. MARTIN, AS OF RECORD IN DEED BOOK 11519, PAGE 43, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF LATONYA R. MARTIN, NORTH 27 DEG 02 MIN 21 SEC WEST, 90.18 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF IRA W. FLAIR, ET UX, AS OF RECORD IN DEED BOOK 5179, PAGE 828, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF IRA W. FLAIR, ET UX, NORTH 34 DEG 16 MIN 56 SEC WEST, 54.87 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF LORENE G. WHITMER, AS OF RECORD IN DEED BOOK 2965, PAGE 439, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF LORENE G. WHITMER, NORTH 29 DEG 34 MIN 19 SEC WEST, 398.34 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF IRA W. FLAIR, ET UX, AS OF RECORD IN DEED BOOK 7048, PAGE 779, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE PROPERTY OF SANDRA KAYE LOWE & PHILLIP CLAIBORNE, AS OF RECORD IN DEED BOOK 10891, PAGE 455, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SANDRA KAYE LOWE & PHILLIP CLAIBORNE, NORTH 31 DEG 49 MIN 57 SEC WEST, 99.02 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF JAMES D. TROTTER, ET UX, AS OF RECORD IN DEED BOOK 6270, PAGE 382, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF JAMES D. TROTTER, ET UX, NORTH 31 DEG 49 MIN 57 SEC WEST, 100.00 FEET TO AN IRON ROD SET;

THENCE WITH THE NORTHERLY PROPERTY LINE OF JAMES D. TROTTER, ET UX, SOUTH 60 DEG 46 MIN 55 SEC WEST, 998.31 FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, NORTH 27 DEG 38 MIN 24 SEC WEST, 148.97 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH WILLIAM W. WADLEY, AS OF RECORD IN DEED BOOK 5650, PAGE 691, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, WITH THE SOUTHERLY PROPERTY LINE OF WILLIAM W. WADLEY, NORTH 60 DEG 47 MIN 05 SEC EAST, 995.87 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE EASTERLY PROPERTY LINE OF WILLIAM W. WADLEY, NORTH 29 DEG 58 MIN 54 SEC WEST, 299.33 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF KEITH D. AND TONIA C. SUMMERVILLE, AS OF RECORD IN DEED BOOK 9421, PAGE 822, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE PROPERTY OF JAMES W. CLIFTON, ET UX, AS OF RECORD IN DEED BOOK 1372, PAGE 330, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF JAMES W. CLIFTON, ET UX, NORTH 30 DEG 12 MIN 25 SEC WEST, 152.84 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF JAMES D. COOK, ET UX, AS OF RECORD IN DEED BOOK 4919, PAGE 3, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE PROPERTY OF JANE D. PARMLEY AND HOWARD SCOTT, AS OF RECORD IN DEED BOOK 10535, PAGE 509, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF JANE D. PARMLEY AND HOWARD SCOTT, NORTH 07 DEG 41 MIN 21 SEC EAST, 280.70 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MARGARET E. MAGER, AS OF RECORD IN DEED BOOK 8207, PAGE 456, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF MARGARET E. MAGER, SOUTH 82 DEG 52 MIN 44 SEC EAST, 949.29 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 83 DEG 04 MIN 34 SEC EAST, 1221.09 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 83 DEG 28 MIN 33 SEC EAST, 1046.75 FEET TO AN EXISTING IRON ROD, IN THE WESTERLY PROPERTY LINE OF WILLIAM HENRY SADLER, AS OF RECORD IN DEED BOOK 10357, PAGE 246, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF WILLIAM HENRY SADLER, SOUTH 14 DEG 06 MIN 02 SEC EAST, 221.93 FEET TO AN

EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF NEWTON L. KNIGHT, JR. AND HELEN C. KEMP, AS OF RECORD IN DEED BOOK 5184, PAGE 95, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE PROPERTY OF RITA C. ALLEN, AS OF RECORD IN DEED BOOK 11431, PAGE 655, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF RITA C. ALLEN, SOUTH 14 DEG 34 MIN 14 SEC EAST, 114.20 FEET TO A POINT, AT A CORNER COMMON WITH THE PROPERTY OF CHARLES W. HAWKINS III, AS OF RECORD IN DEED BOOK 8178, PAGE 698, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, NORTH 86 DEG 54 MIN 02 SEC WEST 558.41 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE SUBDIVISION PLAT OF DEER MEADOWS, PHASE I, AS OF RECORD IN PLAT BOOK 5800, PAGE 270, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SUBDIVISION OF DEER MEADOWS, PHASE I FOR THE FOLLOWING FOUR CALLS;

NORTH 86 DEG 44 MIN 02 SEC WEST, 50.00 FEET TO AN IRON ROD SET;

SOUTH 03 DEG 15 MIN 58 SEC WEST, 226.99 FEET TO AN IRON ROD SET;

WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 39.27 FEET, THE CENTRAL ANGLE OF WHICH IS 90 DEG 00 MIN 00 SEC, THE RADIUS OF WHICH IS 25.00 FEET, THE CHORD OF WHICH IS NORTH 41 DEG 44 MIN 02 SEC WEST, 35.36 FEET TO AN IRON ROD SET;

NORTH 86 DEG 44 MIN 02 SEC WEST, 76.50 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE SUBDIVISION OF DEER MEADOWS, PHASE II, AS OF RECORD IN PLAT BOOK 6250, PAGE 280, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SUBDIVISION OF DEER MEADOWS, PHASE II FOR THE FOLLOWING EIGHTEEN CALLS;

SOUTH 03 DEG 15 MIN 58 SEC WEST, 100.00 FEET TO AN IRON ROD SET;

SOUTH 25 DEG 53 MIN 39 SEC WEST, 48.65 FEET TO AN IRON ROD SET;

NORTH 86 DEG 43 MIN 12 SEC WEST, 211.75 FEET TO AN IRON ROD SET;

SOUTH 78 DEG 09 MIN 20 SEC WEST, 162.73 FEET TO AN IRON ROD SET;

SOUTH 62 DEG 45 MIN 37 SEC WEST, 302.60 FEET TO AN IRON ROD SET;

SOUTH 66 DEG 14 MIN 18 SEC WEST, 246.55 FEET TO AN IRON ROD SET;

SOUTH 72 DEG 43 MIN 08 SEC WEST, 184.24 FEET TO AN IRON ROD SET;

WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 29.14 FEET, THE CENTRAL ANGLE OF WHICH IS 04 DEG 10 MIN 25 SEC, THE RADIUS OF WHICH IS 400.00 FEET, THE CHORD OF WHICH IS SOUTH 19 DEG 22 MIN 03 SEC EAST, 29.13 FEET TO AN IRON ROD SET;

SOUTH 68 DEG 32 MIN 46 SEC WEST, 115.10 FEET TO AN IRON ROD SET;

NORTH 68 DEG 06 MIN 22 SEC WEST, 51.20 FEET TO AN IRON ROD SET;

SOUTH 73 DEG 42 MIN 19 SEC WEST, 143.79 FEET TO AN IRON ROD SET;

NORTH 85 DEG 48 MIN 10 SEC WEST, 69.81 FEET TO AN IRON ROD SET;

SOUTH 11 DEG 20 MIN 30 SEC WEST, 147.07 FEET TO AN IRON ROD SET;

NORTH 82 DEG 22 MIN 23 SEC WEST, 14.18 FEET TO AN IRON ROD SET;

SOUTH 11 DEG 24 MIN 01 SEC WEST, 155.00 FEET TO AN IRON ROD SET;

SOUTH 82 DEG 14 MIN 10 SEC WEST, 34.89 FEET TO AN IRON ROD SET;

SOUTH 10 DEG 45 MIN 50 SEC EAST, 37.00 FEET TO AN IRON ROD SET;

SOUTH 35 DEG 45 MIN 50 SEC EAST, 149.27 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF DAN & JEANNIE DUER, AS OF RECORD IN DEED BOOK 10277, PAGE 652, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF DAN & JEANNIE DUER, SOUTH 81 DEG 01 MIN 41 SEC WEST, 122.18 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF DAVID M. DUNN, AS OF RECORD IN DEED BOOK 6948, PAGE 442, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF DAVID M. DUNN, SOUTH 08 DEG 23 MIN 56 SEC EAST, 575.00 FEET TO AN IRON ROD SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, SOUTH 81 DEG 48 MIN 26 SEC WEST, 977.51 FEET TO THE POINT OF BEGINNING. CONTAINING 3,643,109 SQUARE FEET OR 83.634 ACRES MORE OR LESS.

TRACT II

PARCEL 274

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE RESERVED PARCEL FOR FUTURE DEVELOPMENT, AS OF RECORD IN PLAT BOOK 5190, PAGE 418, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET IN THE WESTERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 4003, PAGE 687, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AT A CORNER COMMON WITH THE PROPERTY LINE OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 9795, PAGE

726, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED NORTH 13 DEG 54 MIN 59 SEC WEST, 566.05 FEET ALONG THE COMMON LINE BETWEEN THE METROPOLITAN GOVERNMENT AND CHARLES W. HAWKINS, III, FROM THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, SAID IRON ROD SET ALSO BEING LOCATED AT NORTHING: 694,450.97, EASTING: 1,731,044.85, ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE WITH THE NORTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, NORTH 82 DEG 04 MIN 38 SEC WEST, 408.16 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF WAYNE P. FARRAR AND ADA FARRAR, AS OF RECORD IN DEED BOOK 4497, PAGE 885, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WAYNE P. FARRAR AND ADA FARRAR, NORTH 81 DEG 06 MIN 19 SEC WEST, 199.79 FEET TO AN EXISTING CONCRETE MONUMENT, AT A CORNER COMMON WITH THE PROPERTY OF MRS. IRMA FISH, AS OF RECORD IN DEED BOOK 2637, PAGE 353, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH THE SUBDIVISION PLAT OF DEER MEADOWS, PHASE I, AS OF RECORD IN PLAT BOOK 5800, PAGE 270, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SUBDIVISION PLAT OF DEER MEADOWS, PHASE I, FOR THE FOLLOWING FOUR CALLS;

SOUTH 70 DEG 35 MIN 58 SEC WEST, 101.45 FEET TO AN EXISTING CONCRETE MONUMENT;

NORTH 19 DEG 24 MIN 02 SEC WEST, 438.12 FEET TO AN IRON ROD SET;

WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 108.79 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 40 MIN 00 SEC, THE RADIUS OF WHICH IS 275.00 FEET, THE CHORD OF WHICH IS NORTH 08 DEG 04 MIN 02 SEC WEST, 108.08 FEET TO AN IRON ROD SET;

NORTH 03 DEG 15 MIN 58 SEC EAST, 588.07 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 7772, PAGE 399, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, SOUTH 86 DEG 54 MIN 02 SEC EAST, 558.41 FEET TO A POINT IN THE WESTERLY PROPERTY LINE OF RITA C. ALLEN, AS OF RECORD IN DEED BOOK 11431, PAGE 655, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF RITA C. ALLEN, SOUTH 14 DEG 34 MIN 14 SEC EAST, 348.84 FEET TO A POINT AT A CORNER COMMON WITH THE PROPERTY OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 9812, PAGE 726, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, SOUTH 12 DEG 43 MIN 57 SEC EAST, 813.00 FEET TO THE POINT OF BEGINNING. CONTAINING 745,760 SQUARE FEET OR 17.120 ACRES MORE OR LESS.

TRACT III:

PARCEL 150

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 4003, PAGE 687, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED AT NORTHING: 693,901.53, EASTING: 1,731,180.99 ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, NORTH 82 DEG 16 MIN 29 SEC WEST, 397.61 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF WAYNE P. FARRAR AND ADA FARRAR, AS OF RECORD IN DEED BOOK 4497, PAGE 885, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

THENCE WITH THE EASTERLY PROPERTY LINE OF WAYNE P. FARRAR AND ADA FARRAR, NORTH 14 DEG 50 MIN 54 SEC WEST, 571.33 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF

CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 8178, PAGE 698, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, SOUTH 82 DEG 04 MIN 38 SEC EAST, 408.16 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE METROPOLITAN GOVERNMENT;

THENCE WITH THE WESTERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT, SOUTH 13 DEG 54 MIN 59 SEC EAST, 566.05 FEET TO THE POINT OF BEGINNING. CONTAINING 212,110 SQUARE FEET OR 4.869 ACRES MORE OR LESS.

TRACT IV

PARCEL 148

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING CONCRETE MONUMENT, IN THE WESTERLY RIGHT-OF-WAY LINE OF KNIGHT ROAD, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 4003, PAGE 687, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EXISTING CONCRETE MONUMENT BEING LOCATED AT NORTHING: 695,058.83, EASTING: 1,731,840.21 ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF KNIGHT ROAD, WITH THE NORTHERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT, NORTH 87 DEG 30 MIN 05 SEC WEST, 942.89 FEET TO AN EXISTING CONCRETE MONUMENT IN THE EASTERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 8178, PAGE 698, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, NORTH 12 DEG 43 MIN 57 SEC WEST, 147.68 FEET TO A POINT;

THENCE NORTH 14 DEG 34 MIN 14 SEC WEST, 131.76 FEET TO AN

IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF JOHN GANT, AS OF RECORD IN DEED BOOK 6333, PAGE 304, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY PROPERTY LINE OF JOHN GANT, SOUTH 89 DEG 30 MIN 35 SEC EAST, 878.98 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 9812, PAGE 726, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, SOUTH 07 DEG 30 MIN 05 SEC WEST, 101.66 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, SOUTH 82 DEG 29 MIN 55 SEC EAST, 169.47 FEET TO AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF KNIGHT ROAD;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF KNIGHT ROAD, SOUTH 08 DEG 07 MIN 14 SEC WEST, 184.08 FEET TO THE POINT OF BEGINNING. CONTAINING 266,950 SQUARE FEET OR 6.128 ACRES MORE OR LESS.

TRACT V

PARCEL 323

LAND in Davidson County, Tennessee being Lot No. 1 on the Final Plat of Chandler Subdivision as of record in Plat Book 8250, page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TRACT VI

PARCEL 316

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE

NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE AND A CORNER COMMON WITH THE SUBDIVISION PLAT OF DEER MEADOWS, PHASE I, AS OF RECORD IN PLAT BOOK 5800, PAGE 270, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING LOCATED AT NORTHING: 694,026.63, EASTING: 1,730,239.28 ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, NORTH 83 DEG 32 MIN 07 SEC WEST 38.54 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 246.88 FEET, THE CENTRAL ANGLE OF WHICH IS 14 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 970.00 FEET, THE CHORD OF WHICH IS SOUTH 89 DEG 10 MIN 25 SEC WEST, 246.21 FEET TO AN IRON ROD SET;

THENCE SOUTH 81 DEG 52 MIN 57 SEC WEST 182.99 FEET TO A POINT AT A CORNER COMMON WITH CHARLES W. HAWKINS III AS OF RECORD IN DEED BOOK 7772, PAGE 399 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE WITH THE EASTERLY PROPERTY LINE OF CHARLES W. HAWKINS III, NORTH 08 DEG 27 MIN 15 SEC WEST 575.00 FEET TO A POINT;

THENCE WITH THE NORTHERLY PROPERTY LINE OF CHARLES W. HAWKINS III, SOUTH 81 DEG 52 MIN 57 SEC WEST 200.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH NATHAN J. COX, ETUX, AS OF RECORD IN DEED BOOK 5571, PAGE 818, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF NATHAN J. COX, ETUX, SOUTH 81 DEG 14 MIN 44 SEC WEST 200.00 FEET TO AN EXISTING IRON PIPE AT A CORNER COMMON WITH FRED L. PETTY, ETUX, AS OF RECORD IN DEED BOOK 3097, PAGE 585 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF FRED L. PETTY, ETUX, SOUTH 82 DEG 21 MIN 46 SEC WEST 99.36 FEET TO AN EXISTING IRON PIPE AT A CORNER COMMON WITH MICHAEL GABRIELLI, ETUX, AS OF RECORD IN DEED BOOK 8124, PAGE 195 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF MICHAEL GABRIELLI, ETUX, SOUTH 82 DEG 13 MIN 07 SEC WEST 402.26 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE SUBDIVISION PLAT OF DEER MEADOWS, PHASE II, AS OF RECORD IN PLAT BOOK 6250, PAGE 280, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SUBDIVISION OF DEER MEADOWS, PHASE II FOR THE FOLLOWING 12 CALLS;

NORTH 32 DEG 48 MIN 43 SEC EAST 157.66 FEET TO AN IRON ROD SET;

NORTH 50 DEG 18 MIN 43 SEC EAST 70.00 FEET TO AN IRON ROD SET;

NORTH 25 DEG 01 MIN 08 SEC EAST 58.47 FEET TO AN EXISTING IRON ROD;

NORTH 82 DEG 46 MIN 07 SEC EAST 130.87 FEET TO AN IRON ROD SET;

WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 12.00 FEET, THE CENTRAL ANGLE OF WHICH IS 02 DEG 45 MIN 02 SEC, THE RADIUS OF WHICH IS 250.00 FEET, THE CHORD OF WHICH IS NORTH 08 DEG 37 MIN 10 SEC WEST, 12.00 FEET TO AN IRON ROD SET;

NORTH 80 DEG 03 MIN 58 SEC EAST 171.42 FEET TO AN EXISTING IRON ROD;

NORTH 67 DEG 24 MIN 01 SEC EAST 379.23 FEET TO AN IRON ROD SET;

SOUTH 26 DEG 51 MIN 12 SEC EAST 168.50 FEET TO AN EXISTING IRON ROD;

NORTH 51 DEG 34 MIN 18 SEC EAST 165.67 FEET TO AN IRON ROD SET;

SOUTH 38 DEG 35 MIN 59 SEC EAST 40.00 FEET TO AN IRON ROD SET;

NORTH 51 DEG 24 MIN 01 SEC EAST 183.40 FEET TO AN IRON ROD SET;

SOUTH 67 DEG 04 MIN 59 SEC EAST 25.45 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE SUBDIVISION OF DEER MEADOWS, PHASE I;

THENCE WITH THE SUBDIVISION OF DEER MEADOWS, PHASE I FOR THE FOLLOWING 7 CALLS;

SOUTH 19 DEG 07 MIN 32 SEC EAST 317.94 FEET TO AN IRON ROD SET;

SOUTH 39 DEG 53 MIN 38 SEC EAST 85.40 FEET TO AN IRON ROD SET;

SOUTH 19 DEG 24 MIN 02 SEC EAST 233.13 FEET TO AN IRON ROD SET;

SOUTH 25 DEG 49 MIN 58 SEC WEST 79.06 FEET TO AN IRON ROD SET;

SOUTH 01 DEG 49 MIN 32 SEC EAST 49.88 FEET TO AN IRON ROD SET;

SOUTH 31 DEG 13 MIN 58 SEC EAST 85.21 FEET TO AN IRON ROD SET;

SOUTH 07 DEG 52 MIN 58 SEC WEST 98.32 FEET TO THE POINT OF BEGINNING. CONTAINING 560,100 SQUARE FEET OR 12.858 ACRES MORE OR LESS.

TRACT VII:

PARCEL 155

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON ROD SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AT A CORNER COMMON WITH THE PROPERTY OF

NATHEN J. COX, ET UX, AS OF RECORD IN DEED BOOK 5571, PAGE 818, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED AT NORTHING: 693,973.34, EASTING: 1,729,575.65, ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, NORTH 81 DEG 52 MIN 57 SEC EAST, 200.00 FEET TO THE POINT OF BEGINNING;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE SOUTH 81 DEG 52 MIN 57 SEC WEST, 100.00 FEET TO A POINT AT A CORNER COMMON WITH CHARLES W. HAWKINS III AS OF RECORD IN DEED BOOK 7772, PAGE 399 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE WITH THE EASTERLY PROPERTY LINE OF CHARLES W. HAWKINS III, NORTH 08 DEG 27 MIN 15 SEC WEST, 575.00 FEET TO A POINT AT A CORNER COMMON WITH CHARLES W. HAWKINS III AS OF RECORD IN DEED BOOK 7772, PAGE 399 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS III, NORTH 81 DEG 52 MIN 57 SEC EAST, 100.00 FEET TO A POINT;

THENCE WITH THE WESTERLY PROPERTY LINE OF CHARLES W. HAWKINS III, SOUTH 08 DEG 27 MIN 15 SEC EAST, 575.00 FEET TO THE POINT OF BEGINNING CONTAINING 57,499 SQUARE FEET OR 1.320 ACRES MORE OR LESS;

TRACT VIII:

PARCEL 156

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, AT A CORNER COMMON WITH THE PROPERTY OF NATHEN J. COX, ET UX, AS OF RECORD IN DEED BOOK 5571, PAGE

818, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD SET BEING LOCATED AT NORTHING: 693,973.34, EASTING: 1,729,575.65, ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1990);

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, WITH THE EASTERLY PROPERTY LINE OF NATHEN J. COX, ET UX, NORTH 08 DEG 27 MIN 15 SEC WEST, 575.00 FEET TO AN IRON ROD SET, IN THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, AS OF RECORD IN DEED BOOK 7772, PAGE 399, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF CHARLES W. HAWKINS, III, NORTH 81 DEG 52 MIN 57 SEC EAST, 100.00 FEET TO A POINT;

THENCE SOUTH 08 DEG 27 MIN 15 SEC EAST, 575.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN LANE, SOUTH 81 DEG 52 MIN 57 SEC WEST, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 57,499 SQUARE FEET OR 1.320 ACRES MORE OR LESS.

NOTE:

The descriptions of TRACTS I, II, III, IV, VI, VII and VIII were prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, based upon a Boundary Survey of Tax Map 49, Parcels 148, 150, 154, 155, 156, 274, 316 & 323, prepared for Charles W. Hawkins, III, dated December 14, 2000.

EXHIBIT "B"

Tax Parcels

TRACT I	Tax Map 049-00-0, Parcel 154.00
TRACT II	Tax Map 049-00-0, Parcel 274.00
TRACT III	Tax Map 049-00-0, Parcel 150.00
TRACT IV	Tax Map 049-00-0, Parcel 148.00
TRACT V	Tax Map 049-00-0, Parcel 323.00
TRACT VI	Tax Map 049-00-0, Parcel 316.00
TRACT VII	Tax Map 049-00-0, Parcel 155.00
TRACT VIII	Tax Map 049-00-0, Parcel 156.00

EXHIBIT "C"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 049-00-0, Parcel Nos. 154.00, 274.00, 150.00, 148.00, 323.00, 316.00, 155.00, 156.00
2. Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, page 486, Register's Office for Davidson County, Tennessee. (TRACT I)
3. Memorandum of Lease between Charles W. Hawkins, III, and Powertel/Memphis, Inc. of record in Book 10792, page 432 , Register's Office for Davidson County, Tennessee. (TRACT I)
4. The Plan of record in Book 5190, page 418, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate and is subject to all matters as set forth therein. NOTE: Reserve parcel shall not be used as an individual building site until approved by the Metropolitan Planning Commission. (TRACT II)
5. Health Department Letter of record in Book 6041, page 966, Register's Office for Davidson County, Tennessee. (TRACT III)
6. Subject to grant of Private Sewer Service Line Easement of record in Book 8250, page 338, Register's Office for Davidson County, Tennessee. (TRACT IV)
7. Sanitary Sewer Easement of record in Book 7573, page 147, Register's Office for Davidson County, Tennessee. (TRACT I)
8. The Plan of Record in Book 8250. page 338, Register's Office for Davidson County, Tennessee, shows and Owner's Certificate, and is subject to all matters as set forth therein, including grant of a private sewer easement for the benefit of Lot 1. (TRACT V)
9. Matters disclosed on Boundary Survey of Tax Map 49, Parcels 148, 150, 154, 155, 156, 274, 316 & 323, Davidson County, Tennessee, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated December 14, 2000 and bearing job no. 00277 BB. (TRACTS I through VIII)