MAP 128-00-0; PARCEL 073.00

This Instrument Was Prepared By:
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YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 08/03/06 09:30 2 pgs
Fees:13.00 Taxes:185.00

20060803-0094431

New Owner:

GREATER MIDDLE TENNESSEE
DEVELOPMENT PARTNERSHIP
1650 Murfreesboro Road, Suite 200
Franklin, TN 37067

Mortgagee:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VICTOR T. FORTE, JR., Grantor, has bargained and sold and by these presents does transfer and convey unto GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantee, its heirs, successors and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the branch in the north line of 5 acres reserved in deed from Thomas Mooney and wife to Welsh and Holleran for John Reynolds, and runs thence south 87-1/2 deg. east 59 poles to a stake and pointers; thence north 3-1/2 deg. east 6.8 poles to a stake and pointers; thence north 87-1/2 deg. west 56.4 poles to said branch; thence south 24-1/2 west 7.2 poles to the beginning, containing 2.72 acres, also the right-of-way along the branch to and from the last described tract of land for the purpose of removing timber or otherwise needed.

Being the same property conveyed to Victor T. Forte, Jr. and wife, Anne W. Forte by deed of Margaret Welsh Tant, Executrix of the estate of Mary Ellen Connelly Welsh, of record in Book 2650, page 220, Register's Office of Davidson County, Tennessee. Anne W. Forte is deceased and said property vested in Victor T. Forte, Jr., by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its heirs, successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to right-of-way as set forth in instrument of record in Book 2650, page 220, Register's Office of Davidson County, Tennessee.

2) Lack of access to and from a public roadway.

3) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 2nd day of August, 2006.

VICTOR T. FORTE, JR.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, VICTOR T. FORTE, JR., the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Fifty Thousand and no/100 Dollars ($50,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of August, 2006.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010