THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4185

Davidson County DEEDWARR
Recvd: 08/04/06 10:23 3 pgs
Fees:18.00 Taxes:4810.00
20060804-0095539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED THOUSAND AND 00/100 ($1,300,000.00) DOLLARS, paid and to be paid as follows: [SIXTY THOUSAND AND 00/100 ($60,000.00) DOLLARS cash in hand paid by MCCRORY LANE PARTNERS, LLC, receipt of which is hereby acknowledged, and the balance of ONE MILLION TWO HUNDRED FORTY THOUSAND DOLLARS AND 00/100 ($1,240,000.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to MADELINE NEWSOM, in the principal amount of $1,240,000.00 as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; I, MADELINE NEWSOM, a widow, and being the sole heir-at-law of W. J. NEWSOM, deceased, have bargained and sold, and by these presents do transfer and convey unto the said MCCRORY LANE PARTNERS, LLC, its successors and assigns, a certain tract or parcel of land as follows:

Lying and being in the Davidson County, State of Tennessee, and being more particularly described as follows:

TRACT A: BEGINNING on an iron pin (old) in the southern right-of-way of CSX Railroad and on the old centerline of McCrory Lane, reference Hwy Plan RS-998(1) thence along said CSX right-of-way South 59 degrees 19 minutes 56 seconds East 95.61 feet to an iron pin (new) in the western right-of-way of McCrory Lane; thence along said right-of-way South 17 degrees 25 minutes 29 seconds West 352.14 feet to an iron pin (new); thence along a curve with an angle of 02 degrees 45 minutes 39 seconds, a radius of 2375.37 feet, chord bearing and distance of North 13 degrees 07 minutes 10 seconds East 114.46 feet to an iron pin (new); thence leaving said right-of-way and with Old McCrory Lane centerline North 06 degrees 19 minutes 34 seconds East 497.77 feet to the point of beginning, containing 0.49 acre by survey of Smith Land Surveying, RLS No. 1961, dated May 7, 2001.

REMAINDER TRACTS: BEGINNING on an iron pin (new) in the southern right-of-way of CSX Railroad and the eastern right-of-way of McCrory Lane; thence along said CSX right-of-way South 59 degrees 19 minutes 56 seconds East 1945.36 feet to an iron pin (new); continuing on said right-of-way on a curve to the left with an angle of 08 degrees 29 minutes 36 seconds, a radius of 3267.54 feet, chord bearing and distance South 63 degrees 34 minutes 44 seconds East 484.37 feet to an iron pin (new) in the Harpeth river bottom; thence along the river bottom the following calls: South 25 degrees 13 minutes 19 seconds West 259.71 feet to an iron pin (new); South 32 degrees 13 minutes 01 second West 236.92 feet to an iron pin (new); South 30 degrees 06 minutes 34 seconds West 351.96 feet to an iron pin (new); and South 32 degrees 50 minutes 48 seconds West 494.28 feet to an iron pin (new), said iron pin being in the northern boundary line of Raymond Jones (Deed Book 4887, Page 727, in the Register's Office of Davidson County, Tennessee.); thence along said North boundary line of Jones and generally with a fence, North 60 degrees 55 minutes 48

seconds West 1186.76 feet to an iron pin (old); thence continuing with the fence and the northern boundary of Asplundh Tree Experts (Deed Book 8408, Page 144, in the Register's Office of Davidson County, Tennessee) North 60 degrees 17 minutes 35 seconds West 753.14 feet to an iron pin (old) and a monument (old) in the eastern right-of-way of McCrory Lane; thence along said eastern right-of-way the following calls: North 06 degrees 20 minutes 00 seconds East 466.64 feet to an iron pin (new); South 83 degrees 40 minutes 00 seconds East 10.00 feet to an iron pin (new); North 06 degrees 20 minutes 00 seconds East 300.19 feet to an iron pin (new); North 83 degrees 40 minutes 00 seconds West 7.18 feet to an iron pin (new); continuing along a curve to the right with an angle of 08 degrees 16 minutes 02 seconds, a radius of 2325.37 feet, chord bearing and distance North 10 degrees 21 minutes 59 seconds East 335.53 feet to an iron pin (new); North 21 degrees 00 minutes 26 seconds East 323.99 feet to the point of beginning, containing 68.4 acres, according to a survey by Smith Land Surveying, Tennessee RLS No. 1961, dated May 7, 2001.

Being part of the same property conveyed to Madeline Newsom, by Last Will and Testament of William J. Newsom, deceased, filed December 13, 2002, and of record in Will Book 4998, Page 964824, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to William J. Newsom (now deceased), by Last Will and Testament of Mattie Newsom Greer, deceased, filed September 11, 1942, and of record in Will Book 58, Page 317, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Mattie Newsom Greer (now deceased) an undivided 2/3 interest, by deed from Georgia Josephine Newsom and Chas L. Newsom, dated December 26, 1931, and of record in Book 874, Page 627, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Georgia Josephine Newsom by Last Will and Testament of A.F. Newsom of record in Will Book 5, Page 345, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to W.J. Newsom, a 3/4 undivided interest, by deed from C.A. Newsom and wife, Musie Newsom, R.A. Greer and A.F. Newsom, an unmarried man, dated January 27, 1908, and of record in Book 362, Page 106, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to A.J. Newsom and wife, Lee Newsom and wife, Mrs. J.E. Newsom, dated April 10, 1893, and of record in Book 178, Page 512, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of McCrory Lane (See deed of record in Book 58, Page 613; Book 178, Page 512; Book 548, Page 435, in the Register's Office of Davidson County, Tennessee.)

This property is subject to the right-of-way of CSX Railroad (formerly known as L & N Railroad).

This property is subject to a Grant of Private Water, Sewer and Gas Line Easements of record as Instrument Number 20030619-0085046, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MCCRORY LANE PARTNERS, LLC, its successors and assigns, forever. And I do covenant with the said MCCRORY LANE PARTNERS, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives,

to warrant and forever defend the title to said land to the said MCCRORY LANE PARTNERS, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 1st day of August, 2006.

Madeline Newsom
MADELINE NEWSOM, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MADELINE NEWSOM, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said ~~County this 1st day of August, 2006~~.

NOTARY PUBLIC

My Commission Expires: _____

R. ERIC THORNTON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN. My Comm. Expires Mar. 19, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,300,000.00, 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 to before me this 3rd day of ~~August, 2006~~.

NOTARY PUBLIC

My Commission Expires:

R. ERIC THORNTON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN. My Comm. Expires Mar. 19, 2007

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Tax Map 126-O

Parcel No. 64.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
McCrory Lane Partners, LLC
2209 Crestmoor Rd. #110
Nashville TN 37215