BOX #14A
File No. 20031-6

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
McGowan Family Limited Partnership 5647 Granny White Pike Brentwood, TN 37027	New Owner	Map 172, Parcel 157

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, HOLT VALLEY., a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the MCGOWAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successor 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 representative this 21st day of September, 2006.

HOLT VALLEY
a Tennessee general partnership

By: _____
James Carbine, General Partner

Davidson County DEEDWARR
Recvd: 09/25/06 12:33 4 pgs
Fees:23.00 Taxes:878.75

20060925-0118499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James Carbine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of HOLT VALLEY, a Tennessee general partnership and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of September, 2006.



Katherine Goodson
NOTARY PUBLIC

My Commission Expires: May 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me this
21st day of September, 2006.

Katherine Goodson
Notary Public
My commission expires: May 30, 2007



WD3.600

Exhibit A
Legal Description

Being a 2.936 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Holt Valley, LLC as evidenced by deed of record in Deed Book 11294, page 633, Register's Office Davidson County, Tennessee, and being more particularly described according to surveys by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 6, 1999, and November 1, 2002, as follows:

Beginning at an iron pin found on the westerly right-of-way of Nolensville Pike, said point being the most northeasterly corner of said Holt Valley, LLC Property, and the most southeasterly corner of the Metro Government Property of record at Instrument No. 20020227-0025270, Register's Office Davidson County, Tennessee; Thence with said right-of-way of Nolensville Pike, South 45 Degrees 14 Minutes 29 Seconds East a distance of 50.06 feet to an iron pin (old); Thence leaving said right-of-way and with the northerly line of the Drees Premier Homes Inc. Property of record at Instrument No. 20021001-118959, Register's Office Davidson County, Tennessee, South 66 Degrees 24 Minutes 57 Seconds West a distance of 739.20 Feet to an iron pin (new); Thence with the easterly line of Open Space "A" on the plan of Highland Creek, Section Two, of record at Instrument No. 20030424-0055118, Register's Office Davidson County, Tennessee, North 00 Degrees 52 Minutes 25 Seconds East a distance of 372.22 Feet to an iron pin (new); Thence with the southerly line of the afore-said Metro Government Property, South 88 Degrees 49 Minutes 29 Seconds East a distance of 162.81 Feet to an iron pin (old); Thence continuing South 88 Degrees 29 Minutes 01 Seconds East a distance of 474.01 Feet to the point of beginning, containing 127,882 square feet or 2.936 acres, more or less.

BEING part of the same property conveyed to Holt Valley, LLC by deed from Richard A. Nelson and wife, Christine M. Nelson of record in Book 11294, Page 633; said owner further signed a Quitclaim Deed to Holt Valley, LLC, of record in Book 11294, Page 658, Register's Office for Davidson County, Tennessee.

The said Holt Valley, LLC, a Tennessee limited liability company, merged with Holt Valley, a Tennessee general partnership, leaving Holt Valley, a Tennessee general partnership as the surviving entity, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20010215-0014437.

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

(b) Easements for sanitary sewer and storm drainage of record in Book 10316, Page 569, Book 10419, Page 504, Book 10569, Page 732, Book 10419, Page 470 and Book 10419, Page 516, said Register's Office.

(c) No insurance is afforded as to the exact amount of acreage contained in the proeprty described herein.

(d) Storm Water Detention Agreement in Book 11338, Page 738.