PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Old Trinity Estates, LLC 1195 Kimberly Drive Goodlettsville, TN 37072	Same	Map 71-6,Parcel 56 and Map 71-2, Parcel 151

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $750,000.00

Affiant

Sworn to and subscribed before me this 29th day of September 2006.

My commission expires: 7.6.10

Notary Public

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Fred W. Hahn, Jr. and Kay Hahn Garrison**, (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Old Trinity Estates, LLC, a Tennessee limited liability company**, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Davidson County DEEDWARR
Recvd: 10/03/06 10:32 7 pgs
Fees:38.00 Taxes:2775.00



20061003-0122240

IN WITNESS WHEREOF, the Grantors has hereunto set his hand on this 29th day of September 2006.

GRANTORS:

FRED W. HAHN, JR.

KAY HAHN GARRISON

The undersigned spouses of the Grantors join in this conveyance for the sole purpose of conveying all right, title and interest they may have in the subject property by virtue of their marriages to Grantors.

KAYE SWEENEY HAHN

LARRY GARRISON by his attorney-in-fact
Kay Hahn Garrison by Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Fred W. Hahn, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of September 2006.

My Commission Expires:
7.6.10

NOTARY PUBLIC

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Kay Hahn Garrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of September 2006.

My Commission Expires:
7-16-16

NOTARY PUBLIC

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Kaye Sweeney Hahn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of September 2006.

My Commission Expires:
7-16-10

NOTARY PUBLIC

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Kay Hahn Garrison, attorney-in-fact for **Larry Garrison** with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledged herself to be the attorney-in-fact for Larry Garrison, the within named bargainor, and that she as such attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing Larry Garrison's name by herself as attorney-in-fact.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of September 2006.

My Commission Expires:
7-16-10

NOTARY PUBLIC

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

East Tract

Land in Davidson County, Tennessee, being a part of Lots No. 19, 20, 21, 22, 23, 24, 43 and 44, the easterly part of 42, and an unnumbered tract containing approximately 4 acres and runs to the center line of Gear Street as shown on the plan, all on the Map of T.J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, page 97, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of said unnumbered tract; thence the next 5 courses being along the eastern lines of said Map of T.J. Cage's Subdivision of the Tarpley Place
1. South 07 degrees 42 minutes 23 seconds West a distance of 259.81 feet;
2. North 79 degrees 53 minutes 42 seconds West a distance of 38.00 feet;
3. South 21 degrees 54 minutes 18 seconds West a distance of 253.41 feet;
4. South 34 degrees 00 minutes 08 seconds West a distance of 95.65 feet;
5. South 13 degrees 29 minutes 28 seconds West a distance of 124.68 feet to the northern line of a 5 foot right-of-way dedication as shown in said Map of T.J. Cage's Subdivision of the Tarpley Place; thence North 84 degrees 10 minutes 41 seconds West along said north right-of-way line a distance of 334.14 feet; thence North 05 degrees 29 minutes 22 seconds East a distance of 205.68 feet; thence North 83 degrees 41 minutes 22 seconds West a distance of 10.98 feet; thence North 05 degrees 25 minutes 54 seconds East a distance of 149.31 feet; thence North 83 degrees 54 minutes 52 seconds West a distance of 40.05 feet; thence North 38 degrees 06 minutes 26 seconds West a distance of 153.38 feet; thence North 10 degrees 41 minutes 39 seconds East a distance of 291.99 feet to the north line of said unnumbered tract; thence South 79 degrees 53 minutes 51 seconds East along said north line a distance of 649.25 feet to the Point of Beginning, containing 8.61 acres, more or less.

West Tract

Land in Davidson County, Tennessee, being a part of Lots No. 24, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43 and 44, as shown on the plan, all on the Map of T.J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, page 97, Register's Office for Davidson County, Tennessee.

Commencing at the northeast corner of the unnumbered tract; thence North 79 degrees 53 minutes 51 seconds West along the north line of said unnumbered tract a distance of 649.25 feet to the Point of Beginning; thence South 10 degrees 41 minutes 39 seconds West a distance of 291.99 feet; thence South 38 degrees 06 minutes 26 seconds East a distance of 153.38 feet; thence South 83 degrees 54 minutes 52 seconds East a distance of 40.05 feet; thence South 05 degrees 25 minutes 54 seconds West a distance of 149.31 feet; thence South 83 degrees 41 minutes 22 seconds East a distance of 10.98 feet; thence South 05 degrees 29 minutes 22 seconds West a distance of 205.68 feet to the north line of a 5 foot right-of-way dedication as shown in said Map of T.J. Cage's Subdivision of the Tarpley Place; thence North 84 degrees 10 minutes 41 seconds West along said north right-of-way line a distance of 18.22 feet; to a point on a tangent curve to the right having a radius of 20.00 feet, the radius point of which bears North 05 degrees 49 minutes 19 seconds East; thence northwesterly along said curve an arc distance of 31.30 feet to a point which bears North 84 degrees 31 minutes 12 seconds West from said radius point; to the east line a 12 foot alley dedication as shown in said Map of T.J.

Cage's Subdivision of the Tarpley Place;

Thence the next 4 courses being along the eastern and north lines of said right-of-way dedication;
1. North 05 degrees 28 minutes 48 seconds East a distance of 142.37 feet; to a point on a tangent curve to the right having a radius of 20.00 feet, the radius point of which bears South 84 degrees 31 minutes 12 seconds East;
2. northeasterly along said curve an arc distance of 17.33 feet to a point which bears North 34 degrees 52 minutes 23 seconds West from said radius point; to a reverse curve to the left having a radius of 30.00 feet, the radius point of which bears North 34 degrees 52 minutes 23 seconds West;
3. northerly and northwesterly along said curve an arc distance of 72.73 feet to a point which bears North 06 degrees 13 minutes 22 seconds East from said radius point;
4. North 83 degrees 46 minutes 38 seconds West a distance of 10.88 feet to the western line of said Map of T.J. Cage's Subdivision of the Tarpley Place;

Thence the next 4 courses being along said western lines
1. North 05 degrees 25 minutes 54 seconds East a distance of 74.95 feet;
2. North 83 degrees 54 minutes 52 seconds West a distance of 313.68 feet;
3. North 05 degrees 33 minutes 13 seconds East a distance of 99.79 feet;
4. North 84 degrees 12 minutes 34 seconds West a distance of 95.71 feet to the eastern right-of-way line of a non-access right-of-way line of Interstate 65;

Thence the next 3 courses being along said eastern line and also being along said western lines of Map of T.J. Cage's Subdivision of the Tarpley Place;
1. North 15 degrees 44 minutes 20 seconds West a distance of 248.51 feet;
2. North 21 degrees 36 minutes 27 seconds East a distance of 31.91 feet;
3. North 05 degrees 18 minutes 08 seconds East a distance of 119.91 feet to the north line of said Map of T.J. Cage's Subdivision of the Tarpley Place; thence South 79 degrees 53 minutes 51 seconds East along said north line a distance of 422.76 feet to the Point of Beginning, containing 4.29 acres, more or less.

Also:
A 50 foot Easement

Land in Davidson County, Tennessee, being a part of Lots No. 24, 42, and 43, as shown on the plan, all on the Map of T.J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, page 97, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of said Map of T.J. Cage's Subdivision of the Tarpley Place;

Thence the next 3 courses being along the western line of said Map of T.J. Cage's Subdivision of the Tarpley Place and extension thereof;
1. North 05 degrees 29 minutes 22 seconds East a distance of 210.39 feet;
2. North 83 degrees 57 minutes 11 seconds West a distance of 10.98 feet;
3. North 05 degrees 25 minutes 54 seconds East a distance of 149.88 feet; thence South 83 degrees 54 minutes 52 seconds East a distance of 50.00 feet; thence South 05 degrees 25 minutes 54 seconds West a distance of 149.31 feet; thence South 83 degrees 41 minutes 22 seconds East a distance of 10.98 feet; thence South 05 degrees 29 minutes 22 seconds West a distance of 2105.68 feet to the south line of said Map of T.J. Cage's Subdivision of the Tarpley Place; thence North 84 degrees 10 minutes 41 seconds West along the south line of said Map

of T.J. Cage's Subdivision of the Tarpley Place a distance of 50.00 feet to the Point of Beginning, containing 0.41 acres, more or less, 0.32 acres removing the right-of-way dedication.

Being a part of the same property conveyed to Fred W. Hahn by Quitclaim Deed dated January 5, 1970 from Graham B. Boyce, Trustee, of record in Book 4400, page 231, Register's Office for Davidson County, Tennessee, the said Fred W. Hahn having since died, unmarried, leaving a Will vesting title in his sole surviving heirs, Fred W. Hahn, Jr. and Kay Hahn Garrison.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year of 2006, a lien, not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, *et seq.*

3. Subject to all matters shown on the Plan of Lot No. 1 Old Trinity Estates of record in Plat Book 4300, page 163, Register's Office of Davidson County, Tennessee.

4. Subject to the terms and provision of any unrecorded lease agreements and the rights of tenants in possession thereunder.

5. Sanitary Sewers and/or Storm Drainage of record in Book 6861, page 716, said Register's Office.

6. Sanitary Sewers and/or Storm Drainage of record in Book 3990, page 962, said Register's Office.

7. Subject to those matters contained in Metro Council Bill No. 70-1244.