Davidson County DEEDWARR
Recvd: 11/21/06 09:26 4 pg:
Fees:23.00 Taxes:5642.50

20061121-0144248

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Harbour Town Ventures, LLC	Same	Map: 136000
325 Seaboard Lane Ste 190		Parcel: 15800
Franklin, Tn. 37067		

WARRANTY DEED **PICK-UP**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration,

HARBOUR TOWN PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

have bargained and sold, and by these presents do hereby transfer and convey unto,

HARBOUR TOWN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

The Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2, of the Subdivision of Harbour Town Shopping Center, as shown on Plat of record in Book 6900, page 712, Register's Office for Davidson County, Tennessee and described according to Survey by Land Surveying Services, Charles B. Moseley, Tennessee Licensed Land Surveyor No. 778 as follows:

Beginning at an iron pin at the westerly end of the radius return, the northwest quadrant of Anderson Road and Smith Springs Road;

Thence, with the northerly margin of Smith Springs Road, N 86 deg. 38'00" W, 157.28 feet to an iron pin;

Thence, with said northerly margin and with a curve to the right having a central angle of 01 deg. 32'45", radius of 690.18 feet, 18.62 feet to an iron pin;

Thence, leaving said northerly margin and with line common to Lot 1 and Lot 2 on the Subdivision of Harbour Town Shopping Center for the nest six calls, N 08 deg. 28'10" E, 319.23 feet to an iron pin;

Thence, N 81 deg. 31'50" W, 61.29 feet to an iron pin;

Thence, N 06 deg. 48'57" E, 35.53 feet to an iron pin;

Thence, N 77 deg. 39'43" E, 9.30 feet to an iron pin;

Thence, with a curve to the left having a central angle of 81 deg. 49'41", radius of 22.44 feet, 32.05 to an iron pin;

Thence N 04 deg. 09'58" W, 9.82 feet to an iron pin on the southerly margin of Old Smith Springs Road;

Thence, with said southerly margin N 64 deg. 22'25" E, 64.64 feet to an iron pin;

Thence, continuing with said southerly margin and with a curve to the right having a central angle of 16 deg. 24'08", radius of 581.10 feet, 166.35 feet to an iron pin;

Thence, with a curve to the right having a central angle of 107 deg. 05'42", radius of 25.00, 46.73 feet to an iron pin on the westerly margin of Anderson Road;

Thence, with said westerly margin S 07 deg. 52'15" W, 438.06 feet to an iron pin;

Thence, with a curve to the right having a central angle of 85 deg. 29'45", radius of 25.00, 37.30 feet to the point of beginning.

TOGETHER WITH cross easements for pedestrian and vehicular ingress and egress, use of driveways and parking lots contained in Declaration of Easement dated August 18, 1988, by Pleming Partnership, of record in Book 7630, page 323, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harbour Town Partnership by deed from Pleming Shopping Center, LLC of record in Instrument No. 20010504-0046460, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. All matters shown on Plat of Record in Book 6900, page 712, Register's Office of Davidson County, Tennessee, including a 20 ft. wide sewer easement as shown on Survey by Land Surveying Services, Charles B. Moseley, Jr., R.L.S. No. 778, last revised October 31, 2006."

2. Easement dated August 9, 1983, to South Central Bell Telephone Company of record in Book 6120, page 989, in the Register's Office for Davidson County, Tennessee, as shown on Survey by Land Surveying Services, Charles B. Moseley, Jr., R.L.S. No. 778, last revised October 31, 2006."

3. Declaration of Easement dated August 18, 1988, by Pleming Partnership, for cross easements relating to ingress/egress, use of driveways and parking lots, maintenance and other matters, of record in Book 7630, page 323, in said Register's Office.

4. Permanent Easement and Temporary Construction Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for the use and benefit of the Department of Public Works, of record in Book 9161, page 991, in said Register's Office as shown on Survey by Land Surveying Services, Charles B. Moseley, Jr., R.L.S. No. 778, last revised October 31, 2006."

5. Memorandum of Lease and Restrictive Covenants dated May 12, 1988, by and between Pleming Partnership, Lessor, and National Convenience Stores, Incorporated, Lessee (now Mapco Express), of record in Book 7543, page 595, in said Register's Office.

6. Rights of tenants as tenants only, as shown on Rent Roll attached hereto as Exhibit "A."

7. Survey by Land Surveying Services dated April 12, 2001, revised October 31, 2006 by Charles Moseley, Tennessee R.L.S. No. 778 shows an elevated deck from building on Lot No. 1 encroaching Lot No. 2 along the westerly line.

8. All matters shown on Survey by Land Surveying Services, Charles B. Moseley, Jr., R.L.S. No. 778, last revised October 31, 2006.

This is improved property, known as 3600 Anderson Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 20th day of November, 2006.

HARBOUR TOWN PARTNERSHIP

BY: _____
Robert D. Fulcher, III, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert D. Fulcher, III 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 managing partner of **HARBOUR TOWN PARTNERSHIP**, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said Robert D. Fulcher, III as managing partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of November, 2006.

_____
NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 24, 2008

My commission expires: May 24, 08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,525,000.00.

_____

Sworn to and subscribed before me this 20th day of November, 2006.

_____
NOTARY PUBLIC

My commission expires: May 24, 08

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 24, 2008

EXHIBIT A

Harbour Town Shopping Center
3600 Anderson Road
Nashville, Tennessee

Rent Roll

TENANT	Origination Date	SQUARE FEET	MONTHLY RENT	LEASE EXPIRATION	ANNUAL BASE RENT	ANNUAL CAM	RENT & CAM
Mapco Express	7/31/1987	3,090	$7,146	10/31/2008	$85,752	$8,657	$94,409
	Five Year Option At: $7,836/month						
	Five Year Option At: $8,594/month						
Scruggs Karate	7/1/1998	3,600	$1,500	Mo. To Mo.	$18,000	$0	$18,000
Village Video	7/30/1999	3,600	$2,500	5/31/2007	$30,000	$0	$30,000
Double D. Cleaners	8/1/2000	1,800	$1,770	7/31/2010	$21,240	$1,440	$22,840
	8/1/2007		$1,800		$21,600	$0	$21,600
Tea & Co. Caterers	8/31/2005	1,800	$1,100	8/31/2008	$13,200	$1,200	$15,200
	9/1/2006		$1,300		$15,600	$1,200	
	9/1/2007		$1,400		$16,800	$1,200	
Sicily Pizza	7/21/1997	1,200	$1,000	11/30/2010	$12,000	$960	$12,960
China Spring**	1/1/2002	1,200	$800	5/30/2008	$9,600	$0	$9,600
Vacant Space		1,200					
GROSS RENT POTENTIAL		17,490	$14,516		$192,352	$12,257	$203,009