WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 12:58 2 pgs
Fees:13.00 Taxes:375.55
20070611-0069696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,001,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM M. BROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horizon Properties Partnership	**Same as Owner**	**P/O MAP 128**
(NAME)	(NAME)	
PO Box 682504		**PARCEL 151.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EAGLE CREST, a Tennessee General Partnership** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HORIZON PROPERTIES PARTNERSHIP, a Tennessee General Partnership** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to 2007 real property taxes have been prorated and assumed by the grantee(s).

unimproved ☒
This is improved ☐ property, known as Woodland Forest Section - Four, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 7th day of June, 2007.

Eagle Crest, a Tennessee General Partnership

By: Sessions Sealing & Maintenance Company, Inc., General Partner

By: J. A. Campbell
J.A. Campbell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, J. A. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary/Treasurer of Sessions Sealing and Maintenance Company, Inc. a General Partner of Eagle Crest, Partnership, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2007.

Jean M. Starkey
Notary Public

JEAN M. STARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: **JULY 25, 2009**

EXHIBIT A

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section – Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the east by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William E. Mercer, Sr. and wife, Marcia F. Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County, Tennessee and on the West by Lot 21, Lot 22 and the easterly terminus of Forest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument (old) at the easterly terminus Forrest Valley Drive, said monument lying in the northerly right-of-way of Forrest Valley Drive and being the southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1. Leaving the north right-of-way of Forrest Valley Drive and with east line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence,
2. Leaving the east line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the nest 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence,
4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence
5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence,
6. With the west line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.86 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence,
7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan- Smith & Associates; thence
8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence,
9. Leaving said Morris and with the common property line of William E. Mercer Sr. and wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan- Smith & Associates; thence,
10. With the easterly line of Lot 22 of said Thousand Oakes Estates and the easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Regan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being a portion of the same property conveyed to Eagle Crest Partnership by Quitclaim Deed from Hillsboro Properties, Inc., dated June 26, 1987, of record in Book 7281, page 477, Register's Office for Davidson County, Tennessee.