Davidson County DEEDWARR
Recvd: 07/03/07 09:30 3 pgs
Fees:18.00 Taxes:4440.00

20070703-0079228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of July, 2007.

Notary Public

My Commission Expires: 5/22/2010

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
Gullett, Sanford, Robinson & Martin, PLLC
315 Deaderick Street – Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Corporate Investors Partnership III, LLC 652 Old Ezell Road Nashville, Tennessee 37217	SAME	Part of Parcel 224 on Map 174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CREWS CROSSINGS LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CORPORATE INVESTORS PARTNERSHIP III, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot 17 on the Final Plat of Revision One of the Resub of Lot 2, The Crossings at Hickory Hollow Phase 2, of record in Instrument No. 20070620-0073436, Register's Office for Davidson County, Tennessee. Bounded on the northwest by Lot 1 of the Re-Subdivision of Lot No. 2 on the Plan of the Crossings at Hickory Hollow Phase II, as recorded in Instrument No. 200007260073970, Register's Office for Davidson County, Tennessee, also known as the land of TT of Antioch, Inc., as recorded in Instrument #200408200100650, Register's Office for Davidson County, Tennessee; on the northeast by southern Right-of-Way (ROW) of Crossings Boulevard (100' Public

ROW); on the southeast by Lot 18 on said Final Plat of Revision One of the Resub of Lot 2, The Crossings at Hickory Hollow Phase 2; on the southwest by the northern ROW of Interstate 24 (ROW varies). Said Lot 17 being described as follows:

POINT OF BEGINNING being a set point at the northernmost corner of the tract being described, said point lying on the southern ROW margin of Crossings Boulevard; thence with said ROW margin South 51°45'41" East 320.71 feet to a found iron rod; thence and with a curve to the left having a radius of 1482.39 feet, an arc length of 40.10 feet, a central angle of 1°32'59", a chord bearing and distance of South 52°32'11" East 40.10 feet to a set point; thence leaving said ROW margin South 43°44'53" West 490.82 feet to a set point; thence South 37°28'49" West 119.23 feet to a set point on the northern ROW margin of Interstate 24; thence with said ROW margin North 41°47'34" West 331.59 feet to a set point; thence leaving said ROW margin North 39°25'07" East 549.94 feet to the true point of beginning.

Containing 196,452 square feet or 4.51 acres, according to the survey by Littlejohn Engineering Associates, signed by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated April 18, 2007, #25246.

Being part of the same property conveyed to Crews Crossings LLC, a Tennessee limited liability company, by deed from Crews Investment Properties of Tennessee, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20051230-0157052, Register's Office for Davidson County, Tennessee. Crews Crossings LLC is one and the same as, and also known as, Crews Crossings, LLC.

This conveyance is made subject to:

1. 2007 State and County property taxes, a lien therefor, but not yet due and payable, which taxes have been prorated.

2. All matters as shown on the Plan of record as Instrument No. 20070620-0073436, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instruments of record in Book 7963, Page 145; Book 7966, Page 60; Book 8085, Page 402; Book 9730, Page 957; Book 10722, Page 95; and Instrument No. 20000725-0073371, Register's Office for Davidson County, Tennessee. (Such last two instruments – Book 10722, Page 95, and Instrument No. 20000725-0073371 – in and of themselves do not specifically encumber or apply to the subject property as described above but are nonetheless exceptions to the warranties made by Grantor in this deed.)

4. Lack of direct access to and from controlled access highway adjacent to the subject

property.

5. All matters shown on the survey by Littlejohn Engineering Associates, signed by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated April 18, 2007, #25246, including without limitation the 65-foot buffer/drainage easement shown along the southeastern boundary and also the water quality structure easement.

6. Stormwater Detention Agreement of record in Instrument No. 20070423-0048118, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 20th day of July, 2007.

CREWS CROSSINGS LLC

By: _____
Mike Slattery, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MIKE SLATTERY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2007.

_____
Notary Public

My Commission Expires: 5/22/2010

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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