Davidson County DEEDWARR
Recvd: 07/26/07 16:21 5 pgs
Fees:28.00 Taxes:2682.50
20070726-0089070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this 26 day of July, 2007.

Notary Public

My Commission Expires: 11/22/10

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

STEPHANIE N. SPECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Wirtgen America, Inc. 6030 Dana Way Nashville, Tennessee 37013	OWNER	Map 174, Parcel 208; Part of Parcel 32 on Map 174; Map 174, Parcel 209

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 Grantees, 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 **WIRTGEN AMERICA, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

Tract No. I:

Being a tract of land in the southern portion of Davidson County, Tennessee, which includes Lot No. 4A on the Resubdivision of Lot 4 of The Crossings at Hickory Hollow, Phase III, as recorded in Plat Book 11700, Page 35, Register's Office for Davidson County, Tennessee (RODC) (Parcel 208 on Tax Map 174), and also includes a portion of Parcel 32 on Tax Map 174 which is a portion of the lands of Crews Crossings, LLC, as recorded in Instrument #200512300157052 (RODC). Bounded on the north by the southern Right-of-Way (ROW)

margin of Dana Way (19M / 62.3' ROW), on the east by the lands of Wirtgen America, Inc. as recorded in Book 11708, Page 133 (RODC) (also known as Lot No. 4 on said Resubdivision of Lot 4 of The Crossings at Hickory Hollow, Phase III), on the south by the remainder of Parcel 32 which is the lands of Crews Crossings, LLC as recorded in Instrument #200512300157052 (RODC), on the west by the eastern ROW margin of Crossings Boulevard (30M / 98.4' ROW) and the southern ROW margin of Dana Way (19M / 62.3' ROW). Said tract of land is more particularly described as follows:

POINT OF BEGINNING being a set point on the southern ROW margin of Dana Way (19M / 62.3' ROW), said point being the common corner of the subject property and said Lot No. 4, also known as the lands of Wirtgen America, Inc., thence with said common line South 27°36'47" East 507.06 feet to a set point; thence South 85°47'02" East 108.50 feet to a set point; thence South 04°12'58" West 85.00 feet to a set point on the common line of the lands of John W. Holden, Jr. & Mark A. Pirtle; thence leaving the common line of the lands of Wirtgen America, Inc. and with the common of the lands of John W. Holden, Jr. & Mark A. Pirtle North 85°47'02" West 15.00 feet to a set point; thence South 07°45'21" West 240.69 feet to a set point, being the common corner of the subject property and the land of Crews Crossings, LLC; thence leaving said common line of the lands of John W. Holden, Jr. & Mark A. Pirtle and with a new line North 55°39'32" West 413.59 feet to a set point; thence with a curve to the left, having a radius of 1520.79 feet, an arc length of 306.16 feet, a central angle of 11°32'04", a chord bearing and distance of North 61°26'00" West 305.64 feet, to a set point on the ROW margin of Crossings Boulevard; thence leaving said new line and with the eastern ROW margin of Crossings Boulevard North 22°47'58" East 98.42 feet to a set point on the southern ROW margin of Dana Way; thence leaving said ROW margin of Crossings Boulevard, with the ROW margin of Dana Way and with a curve to the right, having a radius of 30.00 feet, an arc length of 46.01 feet, a central angle of 87°51'53", a chord bearing and distance of North 23°16'06' West 41.63 feet, to a set point; thence North 20°39'51" East 38.40 feet to a set point; thence with a curve to the right, having a radius of 368.83 feet, an arc length of 387.07 feet, a central angle of 60°07'46", a chord bearing and distance of North 50°29'52" East 369.55 feet, to the true point of beginning.

Containing 249,514 square feet, or 5.73 acres, according to a 2007 survey prepared by Littlejohn Engineering Associates.

Tract No. II:

Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of the Resubdivision of Lot 4 of The Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

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 as Instrument No. 20051230-0157052, Register's Office for Davidson County, Tennessee.

The description of Tract No. II is the same as in the previous deed of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee as to Map 174, Parcels 208 and 209 by acceptance of delivery of this instrument. Grantor agrees to pay the 2007 taxes for Map 174, Parcel 32.

2. All matters as shown on the Plan of record in Book 11700, Page 35, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record as Instrument No. 20020220-0021907, Register's Office for Davidson County, Tennessee.

4. Restrictions as contained in Book 7963, Page 145, as re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402, and Book 9730, Page 957, and supplemented in Book 10722, Page 95, Register's Office for Davidson County, Tennessee.

5. Easement and right-of-way to Tennessee Valley Authority, as set forth in instruments recorded in Book 2394, Page 533, and Book 3067, Page 173, Register's Office for Davidson County, Tennessee.

6. Easement and right-of-way to Tennessee Valley Authority, as set forth in instruments recorded in Book 4423, Page 828, and Book 4472, Page 155, Register's Office for Davidson County, Tennessee.

7. Easement as of record in Book 10728, Page 219, Register's Office for Davidson County, Tennessee.

8. Title to that portion of the subject property within the bounds of a cemetery, together with rights of ingress and egress thereto.

9. Title to that portion of the subject property within the bounds of any streets or roads.

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

Crews Investment Properties of Tennessee, L.L.C., a Tennessee limited liability company ("CIP"), joins in this instrument for the purpose of quitclaiming, and does hereby remise, release

and forever quitclaim unto Grantee, its successor and assigns, all right, title, and interest which CIP may have in and to the tracts of land described hereinabove.

Crews Crossings LLC is one and the same as, and also known as, Crews Crossings, LLC.

IN WITNESS WHEREOF, this instrument is executed this 26th day of July, 2007.

CREWS CROSSINGS LLC

By: _____
Mike Slattery, Vice President

CREWS INVESTMENT PROPERTIES OF TENNESSEE, L.L.C.

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 Vice President of the maker, Crews Crossings LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of July, 2007.

_____
Notary Public

My Commission Expires: 11/22/10

STEPHANIE N. SPECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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 Vice President of the maker, Crews Investment Properties of Tennessee, L.L.C., and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of July, 2007.

Stephanie N. Spector
Notary Public

My Commission Expires: 11/22/10

