Davidson County DEEDWARR
Recvd: 10/10/07 15:07 5 pg
Fees:28.00 Taxes:25463.62

20071010-0120698

GENERAL WARRANTY DEED

This instrument was prepared by Gregory S. Perrone, PC, 109 Westpark Drive, Suite. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
H.T.P.C.2, a Tennessee general partnership, c/o Lolita Hamilton 4535 Harding Pike, #309 Nashville, TN 37205	NEW OWNER	Map 90-0 Parcel 3

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $6,882,060.00

Affiant

Sworn to and subscribed before me this 10th day of October, 2007.

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1-26-08 Notary Public

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, River Meade, Inc., a Tennessee Corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said H.T.P.C.2, a Tennessee general partnership (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is _improved, __unimproved property known as: **3886 Old Hickory Boulevard, Nashville, TN 37209.**

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. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 10th day of October, 2007.

GRANTOR:
River Meade, Inc., a Tennessee Corporation

Charles C. Burridge

BY: **Charles C. Burridge**
ITS: **President**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Charles C. Burridge** 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 President of **River Meade, Inc.** the within-named bargainor, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing his name as President on behalf of himself and the Corporation, and that he is authorized to execute the foregoing instrument on behalf of the Corporation.

Witness my hand and seal, at office in Brentwood, Tennessee, this 10th day of October, 2007.

NOTARY PUBLIC

My Commission Expires:
1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A" LEGAL DESCRIPTION

07045

LAND SITUATED IN THE 1ST COUNCILMATIC DISTRCIT, FORMERLY 25TH CIVIL DISTRICT OF DAVIDSON COUNTY,
TENNESSEE, BEING BOUNDED ON THE SOUTH BY OLD HICKORY BOULEVARD, ON THE EAST BY THE CUMBERLAND RIVER, ON THE WEST BY BELLS BEND FARMS, INC., AND ON THE NORTH BY GEORGE GRAVES, BEING THE SAME PROPERTY CONVEYED TO RIVER MEADE, INC., AS OF RECORD IN DEED BOOK 5194, PAGE 662, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, 30.0 FEET FROM THE CENTERLINE, LOCATED IN THE CENTER OF A GRAVEL ROAD, BEING THE SOUTHEAST CORNER OF BELLS BEND FARMS, INC., OF RECORD IN DEED BOOK 5014, PAGE 965, R.O.D.C., BEING LOCATED NORTH 70°40'45" WEST, A DISTANCE OF 2395.0 FEET FROM THE INTERSECTION OF THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD AND THE WEST BANK OF THE CUMBERLAND RIVER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE ALONG OR NEAR BELLS BEND FARMS, INC., FOR THE NEXT TWENTY-THREE BEARINGS AND DISTANCES,
AND WITH THE CENTERLINE OF SAID GRAVEL ROAD FOR THE NEXT FIFTEEN BEARINGS AND DISTANCES;
THENCE NORTH 10°01'46" WEST, A DISTANCE OF 135.99 FEET, TO AN IRON PIN (SET);
THENCE NORTH 13°02'15" WEST, A DISTANCE OF 204.22 FEET, TO AN IRON PIN (SET);
THENCE NORTH 12°58'22" WEST, A DISTANCE OF 448.14 FEET, TO AN IRON PIN (SET);
THENCE NORTH 13°43'02" WEST, A DISTANCE OF 429.64 FEET, TO AN IRON PIN (SET);
THENCE NORTH 10°40'10" WEST, A DISTANCE OF 198.85 FEET, TO AN IRON PIN (SET);
THENCE NORTH 08°28'02" WEST, A DISTANCE OF 272.20 FEET, TO AN IRON PIN (SET);
THENCE NORTH 06°14'17" WEST, A DISTANCE OF 89.56 FEET, TO AN IRON PIN (SET);
THENCE NORTH 02°06'57" EAST, A DISTANCE OF 103.37 FEET, TO AN IRON PIN (SET);
THENCE NORTH 07°08'33" EAST, A DISTANCE OF 176.10 FEET, TO AN IRON PIN (SET);
THENCE NORTH 11°29'13" EAST, A DISTANCE OF 157.56 FEET, TO AN IRON PIN (SET);
THENCE NORTH 22°50'58" EAST, A DISTANCE OF 305.20 FEET, TO AN IRON PIN (SET);
THENCE NORTH 31°30'20" EAST, A DISTANCE OF 51.08 FEET, TO AN IRON PIN (SET);
THENCE NORTH 40°36'48" EAST, A DISTANCE OF 56.51 FEET, TO AN IRON PIN (SET);
THENCE NORTH 51°16'03" EAST, A DISTANCE OF 74.27 FEET, TO AN IRON PIN (SET);
THENCE NORTH 52°54'29" EAST, A DISTANCE OF 531.00 FEET, TO AN IRON PIN (SET);
THENCE NORTH 06°57'43" EAST, A DISTANCE OF 266.00 FEET, TO AN IRON PIN (SET);
THENCE NORTH 03°30'21" WEST, A DISTANCE OF 43.83 FEET, TO AN IRON PIN (SET);
THENCE NORTH 10°08'44" WEST, A DISTANCE OF 1033.94 FEET, TO AN IRON PIN (SET);
THENCE NORTH 11°24'23" WEST, A DISTANCE OF 402.90 FEET, TO AN IRON PIN (SET);
THENCE NORTH 21°31'31" WEST, A DISTANCE OF 428.47 FEET, TO AN IRON PIN (SET);
THENCE NORTH 25°39'33" WEST, A DISTANCE OF 352.63 FEET, TO AN IRON PIN (SET);
THENCE NORTH 22°36'15" WEST, A DISTANCE OF 491.69 FEET, TO AN IRON PIN (SET);
THENCE NORTH 18°06'03" WEST, A DISTANCE OF 2104.46 FEET, TO AN IRON PIN (SET),
THENCE ALONG OR NEAR GEORGE GRAVES, OF RECORD IN DEED BOOK 3532, PAGE 611, R.O.D.C., FOR THE NEXT FOUR BEARINGS AND DISTANCES;
THENCE NORTH 84°00'35" EAST, A DISTANCE OF 683.12 FEET, TO AN IRON PIN (SET);
THENCE NORTH 83°34'25" EAST, A DISTANCE OF 775.86 FEET; TO AN IRON PIN (SET);
THENCE NORTH 84°09'20" EAST, A DISTANCE OF 1022.08 FEET; TO AN IRON PIN (SET);
THENCE NORTH 80°59'35" EAST, A DISTANCE OF 123.69 FEET, TO AN IRON PIN (SET) ON THE WEST BANK OF THE CUMBERLAND RIVER;
THENCE FOLLOWING THE BANK OF SAID RIVER FOR THE NEXT TWENTY-EIGHT BEARINGS AND DISTANCES;
THENCE SOUTH 49°24'01" EAST, A DISTANCE OF 415.77 FEET;
THENCE SOUTH 41°01'01" EAST, A DISTANCE OF 249.42 FEET;
THENCE SOUTH 36°27'11" EAST, A DISTANCE OF 215.80 FEET;
THENCE SOUTH 37°09'33" EAST, A DISTANCE OF 368.66 FEET;
THENCE SOUTH 29°45'05" EAST, A DISTANCE OF 330.84 FEET;
THENCE SOUTH 34°15'10" EAST, A DISTANCE OF 232.98 FEET;
THENCE SOUTH 30°48'28" EAST, A DISTANCE OF 392.28 FEET;
THENCE SOUTH 23°34'04" EAST, A DISTANCE OF 362.43 FEET;
THENCE SOUTH 17°49'05" EAST, A DISTANCE OF 342.90 FEET;
THENCE SOUTH 20°58'25" EAST, A DISTANCE OF 248.27 FEET;
THENCE SOUTH 14°50'38" EAST, A DISTANCE OF 242.59 FEET;
THENCE SOUTH 08°59'10" EAST, A DISTANCE OF 353.10 FEET;

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THENCE SOUTH 08°48'07" EAST, A DISTANCE OF 290.74 FEET;
THENCE SOUTH 05°57'05" WEST, A DISTANCE OF 301.60 FEET;
THENCE SOUTH 01°03'25" EAST, A DISTANCE OF 227.66 FEET;
THENCE SOUTH 03°39'38" WEST, A DISTANCE OF 281.86 FEET;
THENCE SOUTH 08°58'12" WEST, A DISTANCE OF 642.26 FEET;
THENCE SOUTH 09°32'11" WEST, A DISTANCE OF 306.00 FEET;
THENCE SOUTH 10°50'58" WEST, A DISTANCE OF 303.54 FEET;
THENCE SOUTH 09°30'56" WEST, A DISTANCE OF 288.07 FEET;
THENCE SOUTH 10°39'16" WEST, A DISTANCE OF 294.49 FEET;
THENCE SOUTH 10°36'59" WEST, A DISTANCE OF 297.33 FEET;
THENCE SOUTH 08°22'07" WEST, A DISTANCE OF 320.09 FEET;
THENCE SOUTH 11°08'39" WEST, A DISTANCE OF 321.50 FEET;
THENCE SOUTH 17°13'20" WEST, A DISTANCE OF 284.16 FEET;
THENCE SOUTH 15°57'30" WEST, A DISTANCE OF 321.03 FEET;
THENCE SOUTH 18°49'37" WEST, A DISTANCE OF 314.04 FEET;
THENCE SOUTH 19°18'56" WEST, A DISTANCE OF 672.07 FEET;
THENCE SOUTH 20°24'35" WEST, A DISTANCE OF 337.49 FEET, TO A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD FOR THE NEXT FIVE BEARINGS AND DISTANCES;
THENCE NORTH 66°48'03" WEST, A DISTANCE OF 43.52 FEET TO AN IRON PIN (SET), BEING A WITNESS PIN;
THENCE NORTH 66°48'03" WEST, A DISTANCE OF 422.52 FEET; TO AN IRON PIN (SET);
THENCE NORTH 67°14'25" WEST, A DISTANCE OF 726.07 FEET TO AN IRON PIN (SET) AT THE BEGINNING OF A
CURVE CONCAVE TO THE SOUTH;
THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3830.00 FEET, A CENTRAL ANGLE OF 11°44'32",
AN ARC DISTANCE OF 784.93 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°37'35" WEST
783.56 FEET, TO AN IRON PIN (SET);
THENCE NORTH 79°02'43" WEST, A DISTANCE OF 426.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 26,068,225 SQUARE FEET, OR 598.44 ACRES, MORE OR LESS.

Being the same property to River Meade, Inc. by deed from Roy W. Parker and wife, Martha Ann Parker
of record in Book 5194, Page 662, Register's Office for Davidson County, Tennessee.

CLB

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2007 and subsequent years, a lien, now due and payable. Map 090, Parcel 003.00

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. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

3. Easement granted to the United States of America in connection with the Cheatham Lock & Dam Project on the Cumberland River of record in Book 2155, Page 311, Register's Office for Davidson County, Tennessee.

4. Easement granted Tennessee Electric Power Company of record in Book 787, Page 51, Register's Office for Davidson County, Tennessee.

5. Easement granted U.S.A. for use and benefit of Tennessee Valley Authority of record in Book 2697, Page 247, Register's Office for Davidson County, Tennessee.

6. Easement for right of way as set out in Declaration of Taking filed by the Tennessee Valley Authority of record in Book 1914, Page 245, said Register's Office.

7. Application for Greenbelt Assessment to Agricultural of record in Book 8844, Page 858, said Register's Office.

8. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Cumberland River without diminution or pollution and the consequences of any past or future change in the location of the Cumberland River.

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