GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Metropolitan Government of Nashville and Davidson County 222 3d AV N, Suite 701 Nashville, TN 37201	Exempt	Map: 175 Parcel: 16 (Part of)

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Old Hickory Commons, LLC** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Metropolitan Government of Nashville and Davidson County,** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Approximately 16.14 acres as more specifically spelled out in the meets and bounds description as attached as Exhibit A and shown on Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the matters shown on Exhibit C.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 18, 2009.

Old Hickory Commons, LLC a Tennessee limited liability company

By: _____

Its: President

BILL GARRETT, Davidson County
Trans:T20100012607 DEEDWARR
Recvd: 03/03/10 11:59 8 pgs
Fees:42.00 Taxes:0.00
20100303-0016291

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be John D. Floyd, authorized to execute this instrument on behalf of Old Hickory Commons, LLC, the within named bargainor, and that he as such John D. Floyd, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as John D. Floyd.

WITNESS my hand and official seal at office on this the 18th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 12/27/09

Patricia A. Kennedy
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 18th day of November, 2009.

Notary Public

My commission expires 12/27/09

Patricia A. Kennedy
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

This instrument prepared by:

Thomas V. White, Esq.
Tune, Entrekin & White, PC
315 Deaderick St., Suite 1700
Nashville, TN 37238

EXHIBIT A

Property Description

Land in the first Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by Joe C. McConnell, RLS No. 992, of MEC, Inc., P.O. Box 17465, Nashville, Tennessee 37217, dated April 5, 2005, as follows:

Beginning at an iron rod found, said rod also being in the line of the TWD I Partnership property as recorded in Instrument Number 20040227-0022428, R.O.D.C., Tennessee, and also being the northwesterly corner of the Luther Marie Vaughn, Trustee property as recorded in Book 11180, Page 659, R.O.D.C., Tennessee;

Thence, running along the northerly line of the Luther Marie Vaughn, Trustee property, North 78°56'54" East a distance of 944.78 feet to an iron rod set in the southerly line of the Belz-McDowell Properties property as recorded in Book 4699, Page 101, R.O.D.C., Tennessee,

Thence, running along the southerly line of the Belz-McDowell Properties property, North 78°22'28" East a distance of 387.88 feet to an iron rod set;

Thence, North 86°47'55" East a distance of 226.88 feet to an iron rod set;

Thence, South 82°54'06" East a distance of 105.97 feet to a point in the northerly line of the Luther Marie Vaughn, Trustee property;

Thence, crossing the Luther Marie Vaughn, Trustee property, South 51°19'51" West a distance 124.57 feet;

Thence, South 10°30'14" West a distance of 181.53 feet;

Thence, South 10°33'54" East a distance of 154.13 feet;

Thence, South 71°56'13" West a distance of 287.08 feet;

Thence, North 20°52'00" West a distance of 64.45 feet;

Thence, South 68°34'45" West a distance of 256.32 feet;

Thence, North 63°40'26" West a distance of 248.38 feet;

Thence, North 84°32'20" West a distance of 131.14 feet;

Thence, with a curve to the left having an arc distance of 852.86 feet, said curve having a radius of 7940.00 feet, a chord direction of South 50°59'29" West and a chord length of 852.45 feet;

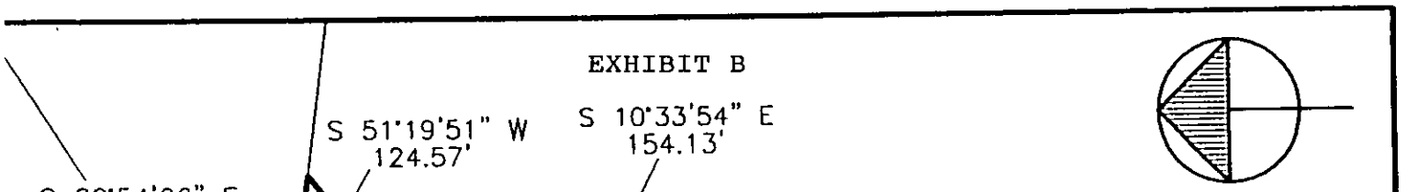
Thence, South 47°54'52" West a distance of 116.89 feet to a point in the easterly line of the TWD I Partnership property;

Thence, running along the easterly line of the TWD I Partnership property, North 07°27'48 East a distance of 770.21 feet to the Point of Beginning, and also containing 16.14 acres more or less.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company, by Warranty Deed from Luther Marie Vaughn, Trustee under Agreement dated October 30, 1998 of the Vaughn Revocable Living Trust Agreement, as recorded in Instrument No. 20050415-0042649 Register's Office for Davidson County, Tennessee.

EXHIBIT B

[ATTACHED]



PROPERTY EXHIBIT

OLD HICKORY COMMONS, LLC

(FORMERLY THE LUTHER MARIE VAUGHN, TRUSTEE PROPERTY)

TO METROPOLITAN GOVERNMENT

NASHVILLE, TENNESSEE

PREPARED BY: MEC, inc. / P.O. BOX 17465 NASHVILLE, TN. 37217 / (615) 831-9596

SCALE: 1"= 200'	MAP 175, PARCEL P/O 21	DATE: 03-03-05	

Exhibit C

1. Taxes for the year 2005 and subsequent years.

2. Transmission Line Easement, as set forth in instruments recorded in Book 2344, page 432 and Book 4425, page 535, Register's Office for Davidson County, Tennessee.

3. Transmission Line Easement, as set forth instrument recorded in Book 11124, page 716, said Register's Office.

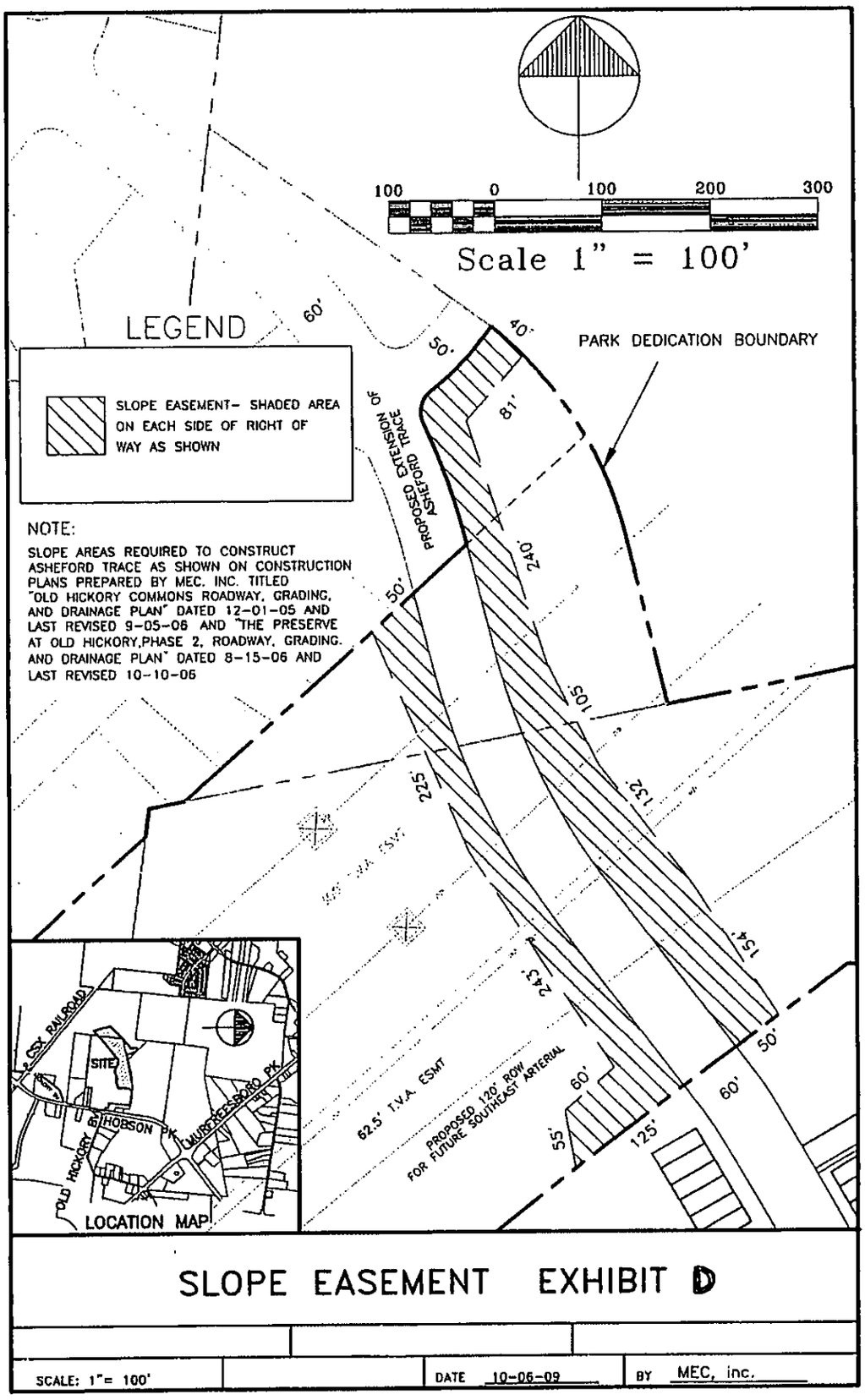
4. 50' Colonial Pipeline Easement of record in Book 3570, page 11, said Register's Office.

5. All matters shown on the survey made by Joe C. McConnell, RLS No. 992, of MEC, Inc., dated April 5, 2005.

6. Proposed 120' ROW Dedication For Future Southeast Arterial shown on Exhibit B attached hereto.

7. Proposed Asheford Trace Collector shown on Exhibit attached hereto.

8. Reservation of Easements and Right to Construct Public Road: The Grantor reserves for itself and its successors and assigns and Ole South Properties, Inc. and all related entities, their successors and assigns the right to construct and dedicate to applicable governmental authority a sixty (60) foot wide area (the "Roadway") for a public road to dissect the subject property conveyed herewith from its southerly boundary to its northerly boundary to connect to the "Proposed Asheford Trace Collector" in the approximate location shown on Exhibit B. Grantor, for itself and its successors and assigns and Ole South Properties, Inc. and all related entities, their successors and assigns further reserves the area shown on Exhibit D for perpetual slope easements. Grantor, for itself and its successors and assigns and Ole South Properties, Inc. and all related entities, their successors and assigns further reserves a temporary construction easement within the slope easements area as shown on Exhibit D and twenty (20) feet on each side of the slope easements area for construction purposes during the period of road construction. This reservation shall terminate on April 14, 2035.



SLOPE EASEMENT EXHIBIT D

SCALE: 1"= 100'		DATE 10-06-09	BY MEC, inc.