Address New Owner:	Send Tax Bills to:	Map/Parcel No.
Eagle Crest P.O. Box 90266 Nashville, TN 37209	Same	128-00-0-151.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (EHB) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Eagle Crest, a Tennessee general partnership ("Lender"), is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust of record in Instrument No. 20070611-0069697 (the "Deed of Trust"), conveying certain property in Davidson County, Tennessee (the "Property") from Horizon Properties Partnership, a Tennessee general partnership ("Grantor"), to Robert L. Scruggs, Trustee, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wishes to convey the Property to Lender in exchange for certain agreements regarding the Secured Indebtedness as agreed upon by Grantor and Lender; and

WHEREAS, it is the intention of Grantor and Lender that Grantor shall no longer have personal liability for the Secured Indebtedness (except as expressly agreed);

NOW, THEREFORE, in consideration of Lender's agreement that Grantor shall no longer have personal liability for the Secured Indebtedness (except as expressly agreed), the sufficiency of

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Emily H. Bowman
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2010.

Dolley N. Renner
NOTARY PUBLIC
My Commission Expires: 5/22/2010

DOLLEY N. RENNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2222657 v1
110998-001

BILL GARRETT, Davidson County
Trans:T20100013426 DEEDWARR
Recvd: 03/05/10 14:18 6 pgs
Fees:33.00 Taxes:351.50

20100305-0017296

which is acknowledged, Grantor hereby conveys the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County taxes for 2009, a lien, now due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Plat Book 6900, page 443, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7439, page 487, as amended in Book 7596, page 684, Book 7596, page 692 and as Instrument No. 20050916-0111743, said Register's Office.

Grantor covenant with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

It is the intention of the Grantor and Lender that the Deed of Trust of record as Instrument No. 20070611-0069697, not merge with the title acquired by the Lender pursuant to this deed. No such merger will occur unless and until such time as the Lender executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien, security title, and security interest against, in, and to the property described herein.

This is unimproved property known as Woodland Forest, Section Four, Forrest Valley Drive, Nashville, Davidson County, Tennessee.

Nicholas S. Psillas joins herein for the purpose of conveying any interest he may have in the Property.

[Signature on following page]

Executed this 3rd day of ~~October~~ March, 2016, ~~2009.~~

GRANTOR:

HORIZON PROPERTIES PARTNERSHIP, a Tennessee general partnership

By: _____
Nicholas S. Psillas, Managing Partner

_____
Nicholas S. Psillas, Individually

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ HARRIS)

Before me, JASON VANCE, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas S. Psillas, 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 Managing Partner of Horizon Properties Partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing Partner.

WITNESS my hand and seal at office in ~~Nashville~~ Houston Texas, ~~Tennessee~~, this the 3rd day of ~~October, 2009.~~ March, 2010

JASON ODELL VANCE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-11-12

_____
Notary Public

My Commission Expires:
8-11-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JASON VANCE, the undersigned, a Notary Public in and for said County and State, the within named Nicholas S. Psillas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in ~~Nashville~~ Houston, Texas, ~~Tennessee~~, on this the 3rd day of ~~October~~ March, ~~2009~~ 2010.

JASON ODELL VANCE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-11-12

Notary Public

My Commission Expires: 8-11-12

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 B. 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 snore 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 et 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 stomped Ragan-Smith & Associates; thence;

6. With the west line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 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 properly line of William B. 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 Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to Horizon Properties Partnership, a Tennessee general partnership by deed from Eagle Crest, a Tennessee general partnership of record as Instrument No. 20070611-0069696, dated June 7, 2007, said Register's Office.