Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 29th day of December, 2011.

Notary Public
My commission expires: 02/11/13

03-1104-37062

Address of New Owner:	Send Tax Bills to:	Tax Information
South Harpeth Farms, LLC 3810 Bedford Ave., #300 Nashville, TN 37215	New Owner	169-008.00 AND 169-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles J. Pickney, Jr., Successor Trustee of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust u/a/d May 20, 1998 and Charles Pickney, Jr., Executor of the Estate of Patricia G. Pickney a/k/a Patsy G. Pickney, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to South Harpeth Farms, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:

See attached Exhibit "A"

Being the same property conveyed to Fred Pickney and/or wife, Patsy Pickney by deed from William H. Smith, dated September 22, 1995, recorded September 25, 1995 in Book 9805, Page 391, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fred C. Pickney, Jr. and Patricia Pickney, Co-Trustees of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust by deed from Fred C. Pickney, Jr. and wife, Patricia Pickney, dated May 20, 1998, recorded May 20, 1998 in Book 10940, Page 268, Register's Office for Davidson County, Tennessee.

Fred C. Pickney Jr. having since died. Patricia Pickney subsequently died, her Estate being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-192, naming Charles J. Pickney, Jr. as Executor. Said Trust Agreement names Charles Pickney, Jr. as Successor Trustee with full power of sale.

Fred C. Pickney Jr. and Fred Pickney having been one and the same person.

TRACT II:

See attached Exhibit "B"

Being the same property conveyed to Fred C. Pickney, Jr. and wife, Patsy Pickney by deed from Roger C. Brown, dated December 3, 1994, recorded December 13, 1994 in Book 9544, Page 138, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fred C. Pickney, Jr. and Patricia Pickney, Co-Trustees of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust by deed from Fred C. Pickney, Jr. and wife, Patricia Pickney, dated May 20, 1998, recorded May 20, 1998 in Book 10940, Page 270, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120001719 DEEDWARR
Recvd: 01/09/12 09:39 4 pgs
Fees:23.00 Taxes:92.50
20120109-0001992

Fred C. Pickney Jr. having since died. Patricia Pickney subsequently died, her Estate being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-192, naming Charles J. Pickney, Jr. as Executor. Said Trust Agreement names Charles Pickney, Jr. as Successor Trustee with full power of sale.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 0 Lewis Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

WITNESS my hand this 29th day of December, 2011.

Charles Pickney, Jr., Successor Trustee
Of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust uad May 20, 1998

Charles Pickney, Jr., Executor of the
Estate of Patricia G. Pickney a/k/a
Patsy G. Pickney, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Pickney, Jr., Successor Trustee of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust uad, May 20, 1998, and Charles Pickney, Jr., Executor of the Estate of Patricia G. Pickney a/k/a Patsy G. Pickney, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 29th day of December, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, being described as follows:

Tract No. 4 on the unrecorded survey and plat made by C. E. Greek, III, on July 23, 1975, and revised on April 23, 1976, and earlier dates, beginning at an iron pin set in the westerly margin of Lewis Road approximately 150 feet north of the intersection of Lewis Road and Old Harding Road, being the intersection of the said westerly margin on Lewis Road and the southerly line of the property of Charles B. Smith, thence North 80° 00' West 406.67 feet to an iron pin; thence South 10° 02' West 148.50 feet to an iron pin; thence South 50° 01' West 198.07 feet to an iron pin; thence North 29° 01' West 429.16 feet to an iron pin; thence North 18° 01' West 478.63 feet to an iron pin; thence North 11° 58' East 334.82 feet to a tree; thence with the northerly property line of the said property of Charles B. Smith South 87° 46' East 232.52 feet to an iron pin in the intersection of the said northerly line with the westerly margin of the said Lewis Road; thence along Lewis Road South 19° 23' East 324.67 feet to a point; thence South 35° 00' East 142.74 feet to a point; thence South 43° 42' East 104.99 feet to a point; thence North 46° 11' East 10.00 feet to a point; thence South 43° 49' East 168.07 feet to a point; thence South 38° 52' East 190.55 feet to a point; thence South 34° 47' East 223.95 feet to the point of beginning. *

FOR INFORMATIONAL PURPOSES ONLY, PRIOR DEED OF RECORD SETS OUT SUBJECT PROPERTY AS CONTAINING 11.2 ACRES MORE OR LESS.

*INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED OUT IN BOOK 9544, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

LAND LOCATED IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE NORTHWEST INTERSECTION OF OLD HARDING PIKE AND LEWIS ROAD, SAID LAND DESCRIBED ACCORDING TO AN ALTA / ACSM LAND TITLE SURVEY DATED 12-6-11 BY CAMPBELL, MCRAE & ASSOCIATES, SURVEY, INC. , JOHN HOOD TN. R.L.S.# 1838 AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE CENTER OF AN OLD ROAD BED AT THE NORTHWEST RIGHT OF WAY INTERSECTION OF OLD HARDING PIKE AND LEWIS ROAD, SAID ROD BEING LOCATED N 58°21'16" W 54.02 FEET FROM THE CENTERLINE INTERSECTION OF SAID OLD HARDING PIKE AND LEWIS ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID OLD HARDING PIKE
S 50°10'00" W 54.00 FEET TO AN IRON ROD (OLD) IN THE EASTERLY LINE OF THE FRED C. PICKNEY, JR. & PATRICIA PICKNEY, CO-TR. LAND (BOOK 2810, PAGE 217 R.O.D.C., TN.); THENCE CONTINUING WITH SAID NORTHERLY MARGIN, SEVERING SAID PICKNEY WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 418.93 FEET A CHORD BEARING AND DISTANCE OF S 56°14'37" W 115.34 FEET FOR AN ARC LENGTH OF 115.71 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE ROGER C. BROWN LAND (BOOK 9544, PAGE 137 R.O.D.C., TN.); THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID BROWN
N 39°40'34" W, PASSING AN IRON ROD (OLD) NEAR THE TOP OF THE BANK OF AN OLD ROAD BED AT A COMMON CORNER TO SAID PICKNEY AND THE ROGER C. BROWN LAND (BOOK 9544, PAGE 137 R.O.D.C., TN.) AND ANOTHER TRACT OWNED BY ROGER C. BROWN (BOOK 8099, PAGE 900 R.O.D.C., TN. AT 107.61 FEET FOR A TOTAL DISTANCE OF 364.42 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF THE
FRED C. PICKNEY, JR. & PATRICIA PICKNEY, CO-TRS. LAND (BOOK 10940, PAGE 268 R.O.D.C., TN.); THENCE WITH SAID PICKNEY (BOOK 10940, PAGE 268 R.O.D.C., TN.)
S 76°37'00" E 310.84 FEET TO AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF SAID LEWIS ROAD; THENCE WITH SAID WESTERLY MARGIN
S 31°37'00" E 129.00 FEET TO THE POINT OF BEGINNING

FOR INFORMATIONAL PURPOSES ONLY, LAND TITLE SURVEY DATED 12-6-11 BY CAMPBELL, MCRAE & ASSOCIATES, SURVEY, INC., JOHN HOOD TN R.L.S. # 1838 SETS OUT SUBJECT PROPERTY AS CONTAINING 44942 SQUARE FEET OR 1.03 ACRES MORE OR LESS.