37
BSW

SPECIAL WARRANTY DEED

BOOK 10413 PG 937

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BAS, LLC 1511 Fourth Avenue South Nashville, TN 37210	105-7-430 105-7-411 105-8-234	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CHERYL R. DYER, AS EXECUTRIX OF THE ESTATE OF JOE REYNOLDS AND CO-TRUSTEE UNDER THE WILL OF JOE REYNOLDS AND ELIZABETH REYNOLDS, AS CO-TRUSTEE UNDER THE WILL OF JOE REYNOLDS AND BENEFICIARY OF TRUSTS UNDER THE WILL OF JOE REYNOLDS of record in Will Book 202, Page 599, Probate Court Clerk for Davidson County, Tennessee, with full power to grant and convey without joinder of any beneficiary, ("Grantors"), by these presents, do hereby grant, transfer and convey unto BAS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, an undivided one-half (½) interest in and to the land in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference, being all of the Grantor's right, title and interest in and to the said property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors, as such Executrix and Co-Trustees but not further or otherwise, covenant that, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is free from all encumbrances made or suffered by Grantee except as set forth on Exhibit B.

Grantors, as such Executrix and Co-Trustees but not further or otherwise, further covenant and bind themselves and their successors in trust to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

97 APR 11 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02934 72
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Subscribed and sworn to before me this 10th day of April, 1997.

Notary Public
My Commission Expires: 3-25-2000

0383399.01
081948-001 04/10/97

IN WITNESS WHEREOF, the Grantors have executed this Deed this 10th day of April, 1997.

Cheryl R. Dyer

CHERYL R. DYER, as Executrix of the Estate of Joe Reynolds and Co-Trustee under the Will of Joe Reynolds

Elizabeth Reynolds

ELIZABETH REYNOLDS, as Co-Trustee under the Will of Joe Reynolds and Beneficiary of Trusts under the Will of Joe Reynolds

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned the undersigned, a Notary Public in and for said County and State, the within named Cheryl R. Dyer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, as Executrix of the Estate of Joe Reynolds and Co-Trustee under the Will of Joe Reynolds.

Witness my hand and seal, at office in Nashville Tennessee, this the 10th day of April, 1997.

William A Leader Jr

NOTARY PUBLIC

My Commission Expires: 3-25-2000

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Reynolds, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, as Co-Trustee under the Will of Joe Reynolds.

Witness my hand and seal, at office in Nashville Tennessee, this the 10th day of April, 1997.

William A Leader Jr

NOTARY PUBLIC

My Commission Expires: 3-25-2000

0383399.01
081948-001 04/10/97

Exhibit A

TRACT 1

BEING Lot Nos. 5, 6, 7 and 8 on the Map of Melville Williams' Subdivision, as of record in Book 161, page 30, Register's Office for Davidson County, Tennessee, and described together as follows:

BEING, on the westerly margin of Ensley Boulevard at the corner of Lot Nos. 1 and 4; thence with the westerly margin of said Boulevard, southwardly 288 feet; thence northwardly 268 feet, more or less, to the corner of Lot Nos. and 3 and 4; thence with the line between Lot Nos. 1, 2, 3 and 4, eastwardly 120 feet to the beginning, including but excluding therefrom a strip of the east side conveyed to Nashville Railway and Light Company, by deed from E.S. Shannon, et al, of record in Book 314, page 330, said Register's Office.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company, by Deed of record in Book 3958, page 610 and further conveyed to John W. Reynolds and Joseph Reynolds by Deed of Correction in Book 3963, page 437, and by Quitclaim Deed from Jack Green of record in Book 6818, page 41, said Register's Office. The said Joseph Reynolds having since died.

The foregoing description is the same as that contained in the prior deed.

TRACT 2

BEGINNING at a point on the easterly side of Fourth Avenue South, said point being 150 feet south of the southeast corner of said Fourth Avenue South and Carney or Cass Street; and running thence southerly with the margin of said Avenue 50 feet to a point; thence easterly and parallel with said Carney or Cass Street, 290.4 feet to a point; thence northerly and parallel with said Fourth Avenue, South 50 feet to a point; thence westerly and parallel with said Carney or Cass Street, 290.4 feet to the beginning.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 3898, page 270, and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Book 6818, page 34, said Register's Office. The said Joseph Reynolds having since died.

The foregoing description is the same as that contained in the prior deed.

TRACT 3

A lot or parcel of land in the City of Nashville, within the Map of Melville Williams Subdivision, as of record in Book 161, page 30, said Register's Office, which plan does not show said subdivision fully divided into lots, described as follow:

BEGINNING at the southwest corner of a lot conveyed by Melville Williams to Michael Carney and running thence south along and with the center of the Nolensville Road 50 feet; thence east along Sara Burnett's line 290-4/10 feet in the same depth as the lot sold to M. Carney; thence north 50 feet to the southeast corner of Carney's lot; west 290-4/10 feet to the beginning.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 5065, page 479, and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Book 6818, page 37, said Register's Office. The said Joseph Reynolds having since died.

The foregoing description is the same as that contained in the prior deed.

TRACT 4

BEGINNING on the easterly margin of 4th Avenue South, as widened at a point 200 feet more or less, south of the southerly margin of Carney, formerly Cass Street, said point being the southeast corner of 4th Avenue South and an alley; thence with the easterly margin of said Avenue, southwardly 40 feet; thence eastwardly 55 feet, more or less, the southwest corner of the first tract described in the deed to Isaac Markle and wife, from Sallie Rains, et al, of record in Book 423, page 629, Register's Office for Davidson County, Tennessee; thence with the said Markle's westerly line, northwardly 40 feet to the southerly margin of said alley; thence with said alley westwardly 56 feet, more or less, to the beginning.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 4054, page 185, and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Book 6818, page 39, said Register's Office. The said Joseph Reynolds having since died.

The foregoing description is the same as that contained in the prior deed.

TRACT 5

BEING a vacant lot on Fourth Avenue South, part of Enoch Ensley Heirs Subdivision and measuring 50 x 150 and identified on the Metropolitan Assessor's tax records by Field Book No. 15 W 4700, Map and Parcel No. 105-8-236.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 5628, page 624, and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Book 6818, page 43, said Register's Office. The said Joseph Reynolds having since died.

TRACT 6

LAND in Davidson County, Tennessee, being Lot No. 31, on the Map of B.F. Browns Plan of the Rains Spring Tract, as shown on plat of record in Plat Book 57, page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particiular description.

Being the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 3218, page 299 and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Book 6818, page 30, Register's Office for Davidson County, Tennessee. The said Joseph Reynolds having since died.

TRACT 7

LAND in Davidson County, Tennessee, being Lot No. 32, on the Map of B.F. Browns Plan of the Rains Spring Tract, as shown on plat of record in Plat Book 57, page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Book 2143, page 537, Register's Office for Davidson County, Tennessee. The said Joseph Reynolds having since died.

TRACT 8

BEING part of Lot 6 on the Plat of John Lumsden, Plan No. 1, revised, as of record in Plat Book 57, page 116.

SAID part of said lot fronts 33 feet, more or less, on the southwesterly margin of 2nd Avenue, South, formerly Market Street, and extends back between parallel lines, 118-1/2 feet to an alley in the rear.

BEING the same property conveyed to John W. Reynolds, individually, and Joseph Reynolds, individually, d/b/a Reynolds Brothers Company by Deed of record in Deed Book 4794, page 964 and further conveyed to John W. Reynolds and Joseph Reynolds by Quitclaim Deed from Jack Green of record in Deed Book 6818, page 32, Register's Office of Davidson County, Tennessee. The said Joseph Reynolds having since died.

The foregoing description is the same as that contained in the prior deed.

Exhibit B
[permitted encumbrances]

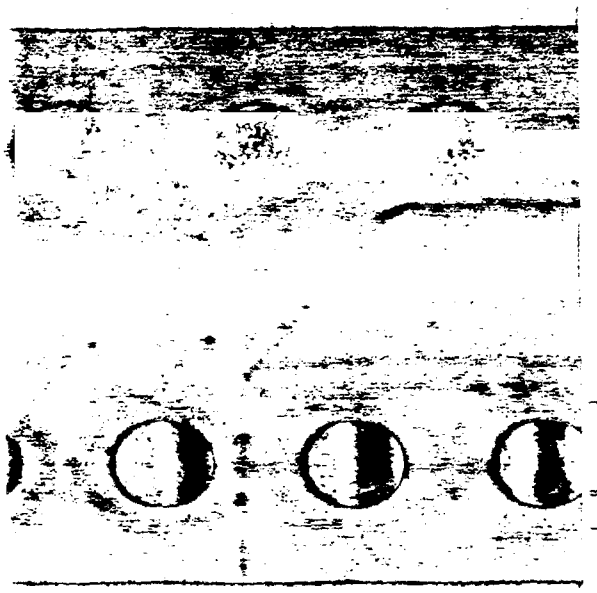
1. 1997 Taxes, a lien, which are not yet due and payable.

2. Unrecorded matters that would have been shown on a correct survey.

3. Title to that portion of the property within the bounds of Nolensville Road (Tracts 1 through 7).

4. Rights of tenants in possession, as tenants only, under unrecorded leases.

8397 04/11 0101 03CHECK 672.20



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

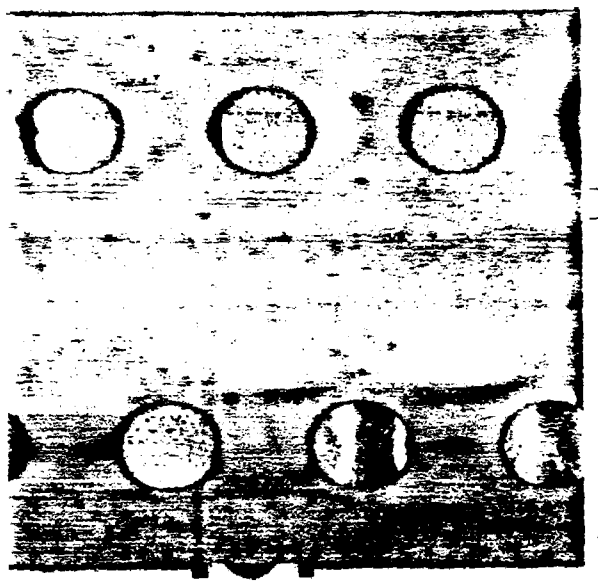
FOR _____

BOOK 10413 PG 942

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			176000.00	
			CON TX	651.20
			PRFEE	1.00
			WDEED	20.00
			TOTAL	672.20
			CHECK	672.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8397



02934472
IDENTIF. ↑ REFERENCE

97 APR 11 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138609