WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2000

Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

Instr:200009010086888 Page: 1 OF 3
REC'D FOR REC 09/01/2000 1:33:51PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $832.50

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BMC PROPERTIES, LLC (NAME)	SAME (NAME)	127-0-22
786 RHONDA LANE (ADDRESS)	(ADDRESS)	09D-10050
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES HERBERT HOWS AND BILLIE CAROL HOWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BMC PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 9th Civil District of DAVIDSON County, Tennessee, being located on the northerly margin of CHARLOTTE PIKE (A.K.A. U.S. HWY. 70) 1310' more or less of Quail Creek Road, being bounded on the West by Robinson, on the North by General Capital Land Fund, on the East by Hows, and on the South by Charlotte Pike, and being more particularly described according to a survey by KENNETH W. MORTON, TN. R.L.S. #623, dated August 19, 2000, as follows:

BEGINNING at a point in the northerly margin of Charlotte Pike, the Southeast corner of Jesse W. Robinson Property (Book 3538, page 123, R.O.D.C., TN.) and the Southwest corner of this tract; thence with West lines of Robinson, North 07 degrees 24 minutes 51 seconds West 478.51 feet to an iron rod (new) at the base of a double pin oak tree in a fence line; thence North 12 degrees 21 minutes 02 seconds West 371.64 feet to an iron rod (new); thence North 06 degrees 31 minutes 32 seconds West 485.10 feet to an iron rod (new) in the fence line; thence North 12 degrees 25 minutes 56 seconds West 632.14 feet to an iron rod (new) at the intersection of fence lines, said point being in the southerly line of General Capital Land Fund Property (Book 7534, page 963, R.O.D.C., TN.), the Northeast corner of Robinson and the Northwest corner of this tract; thence with General Capital Land Fund Property and a fence line, the following five (5) calls: North 60 degrees 51 minutes 15 seconds East

CONTINUED

unimproved ( )
This is improved (X) property, known as 8016 CHARLOTTE PIKE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31st day of August, 2000

James Herbert Hows

JAMES HERBERT HOWS

Billie Carol Hows

BILLIE CAROL HOWS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES HERBERT HOWS AND BILLIE CAROL HOWS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of August 2000.

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

282.41 feet to an iron rod (new); North 69 degrees 06 minutes 23 seconds East 114.42 feet to an iron rod (new); North 74 degrees 14 minutes 35 seconds East 283.35 feet to an iron rod (new); North 72 degrees 16 minutes 58 seconds East 246.03 feet to an iron rod (new); North 76 degrees 19 minutes 59 seconds East 101.37 feet to an iron rod (old), being the Northwest corner of Billie Carol Hows (Book 6913, page 528, R.O.D.C., TN.) and the Northeast corner of this tract; thence leaving said fence line with the westerly lines of Hows, the following four (4) calls: South 17 degrees 54 minutes 58 seconds West 1080.64 feet to an iron rod (old); South 01 degrees 20 minutes 32 seconds West 866.70 feet to an iron rod (new); North 88 degrees 39 minutes 28 seconds West 15.00 feet to an iron rod (new); South 01 degrees 20 minutes 32 seconds West 328.60 feet to an iron rod (new) in the northerly margin of Charlotte Pike, being the Southwest corner of Hows and the Southeast corner of this tract; thence with the northerly margin of Charlotte Pike, South 74 degrees 45 minutes 00 seconds West 260.34 feet to the point of BEGINNING, containing 24.82 acres, more or less.

BEING the same property conveyed to JAMES HERBERT HOWS AND BILLIE CAROL HOWS, as stated by Affidavit of Heirship, of record in Instrument No. 199912160304066, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated August 19, 2000, made by:
KENNETH W. MORTON, License No. 623
507 FOUNDATION COURT
NASHVILLE, TN 37209