THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NOS:

Map 75, Parcel 79
Map 75, Parcel 108
Map 75, Parcel 141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

James David Carter, Mgr Manager
Affiant

Subscribed and sworn to before me this the 30th day of May, 2001.

Notary Public

My Commission Expires: Oct. 25, 2003

Davidson County DEEDWARR
Recvd: 06/05/01 10:21 4pgs
Fees:19.00 Taxes:1295.00
20010605-0058126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Blossom Trace, LLC, a Tennessee limited liability company	SAME
STREET ADDRESS:	STREET ADDRESS:
908 Jaywood Court	SAME
Old Hickory, TN 37138	

W A R R A N T Y D E E D

For and in consideration of the sum of **Three Hundred Fifty Thousand and 00/100 ($350,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee"), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent A. Biery and wife, Linda E. Biery**, hereinafter referred to as the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Blossom Trace, LLC, a Tennessee limited liability company**, its successors and/or assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, the following real properties:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantors warrant to Grantee, its successors and assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and Grantors do covenant with the said Grantee they 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 Grantors do further covenant and bind themselves, their successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 30th day of May, 2001.

Grantors:

Kent A. Biery

Linda E. Biery

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 **KENT A. BIERY AND LINDA E. BIERY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 2001.

Notary Public

My Commission Expires: Oct. 25, 2003

I:WD.BTL

EXHIBIT "A"

TRACT ONE:

Being a certain parcel of land located in the Second Civil District (formerly the Fourth) of Davidson County, Tennessee; Beginning at an iron pin situated at the intersection of the easterly margin of Tulip Grove Road and the southerly margin of Chandler Road; both roads being 50 feet in width; thence, leaving the said margin of Tulip Grove Road and with the said margin of Chandler Road with a curve to the right having a radius of 1,526.19 feet a distance of 166.00 feet (chord = North 86° 54' 43" East 165.92 feet) to an iron pin; thence South 89° 58' 19" East 127.05 feet to an iron pin, said iron pin being the northwest corner of the Robert Carl Bryant property as recorded in Book 3575, page 74, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Chandler Road and with the westerly boundary line of Bryant South 13° 09' 00" West 148.51 feet to an iron pin by a corner fence post; thence, with Bryant's southerly boundary line, and generally with a fence line North 85° 10' 51" East 127.03 feet to an iron pin by a fence post; said iron pin also being situated in the westerly margin of the old abandoned Tulip Grove Road; thence, with the said margin of the old abandoned Tulip Grove Road (Bryant's easterly boundary line) North 25° 29' 35" East 148.31 feet to an iron pin situated in the aforementioned southerly margin of Chandler Road; thence leaving said Bryant property and with the said margin of Chandler Road South 89° 58' 19" East 23.09 feet to an iron pin; said iron pin being the most northwest corner of the C.A. McClendon, et ux property as recorded in Book 3939, page 466, said Register's Office; thence, leaving the said margin of Chandler Road and with the easterly margin of the aforementioned old abandoned Tulip Grove Road (McClendon's westerly boundary line) South 25° 29' 35" West 277.61 feet to an iron pin; thence, South 64° 30' 25" East 25.00 feet to an iron pin; thence South 25° 29' 35" West 190.00 feet to an iron pin; thence North 64° 30' 25" West 25.00 feet to an iron pin; thence South 29° 31' 44" West 66.05 feet to an iron pin; thence, leaving the said old abandoned Tulip Grove Road and generally with an old fence line (continuing with McClendon's westerly boundary line) South 04° 38' 45" East 400.00 feet to an iron pin by a fence post; said iron pin being situated in the northerly boundary line of the Inez Wither's property as recorded in Book 1340, page 177, said Register's Office; thence, leaving the said westerly boundary line of McClendon and with the northerly boundary line of Withers and generally with a fence line North 85° 40' 27" West 305.81 feet to an iron pin by a fence post; thence North 81° 21' 18" West 131.99 feet to an iron pin situated in the aforementioned easterly margin of Tulip Grove Road; thence, leaving the said northerly boundary line of Withers and with the said margin of Tulip Grove Road North 03° 43' 17" East 289.62 feet to an iron pin; thence with a curve to the right having a radius of 863.36 feet, a distance of 212.73 feet (chord = North 10° 46' 48" East 212.19 feet) to an iron pin; thence North 17° 50' 19" East 345.71 feet to the point of beginning, containing 7.96 acres more or less.

Being the same property conveyed to Kent A. Biery and wife, Linda E. Biery by Deed from Debbie A. Glover of record in Book 10897, page 122, Register's Office for Davidson County, Tennessee.

(This is unimproved property known as 831 Tulip Grove Road, Hermitage, Tennessee 37076)

TRACT TWO:

Land lying in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Scott D. McCormick, RLS, dated December 19, 1995, as follows:

Beginning at an iron rod in the southerly margin of Chandler Road at its intersection with the easterly margin of Old abandoned Tulip Grove Rd. (approx 20 feet wide); thence along said margin of Chandler Road South 88 deg. 45' 01" East 275.02 feet to an iron rod; thence South 20 deg. 39' 44" West 536.58'; thence South 88 deg. 47' 08" East 249.98 feet; thence South 20 deg. 14' 21" West 400.03 feet; thence North 88 deg. 00' 00" West 416.91 feet; thence North 03 deg. 28' 43" West 400.00 feet; thence North 30 deg. 41' 33" 66.00 feet; thence South 59 deg. 18' 27" East 25.00 feet; thence North 26 deg. 42' 25" East 191.90 feet; thence North 63 deg. 16' 31" West 25.00 feet; thence North 26 deg. 40' 04" East 277.75 feet along said easterly margin of old abandoned Tulip Grove Road to the point of beginning and containing 7.74 acres more or less.

Being the same property conveyed to Kent A. Biery and wife, Linda E. Biery by Deed from Clifton A. McClendon, III and wife, Martha Ann Hudson of record in Book 11433, page 300, Register's Office for Davidson County, Tennessee.

(This is unimproved property known as 4623 Chandler Road, Hermitage, TN 37076)

TRACT THREE:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by J.R. Butler, Surveyor, Mt. Juliet, Tennessee, dated June 22, 1963:

Beginning at the northwest corner of this property at a chip in the rock lying on the south line of Chandler Road (formerly the N.C. & St.L.Ry. right-of-way) and thence, running generally with the west line of the old abandoned Tulip Grove Road, S 23° 06' W, 150.0 feet to a stake; thence S 83° 29' W, 129.0 feet to a stake; thence N 9° 07' E, 150.0 feet to the south line of Chandler Road; thence with the south line of said Road S 88° 00' E, 162.2 feet to the beginning and containing .071 acres more or less.

Being the same property conveyed to Kent A. Biery and wife, Linda E. Biery by Deed from James Bryant, Nellie Lee Pierce, Fannie Mai Coleman, Floyd Ledbetter, Faye Clark, and Linda Bratcher Kesler, being all the heirs at law of Robert Carl Bryant, deceased of record in Instrument No. 200008280084398, Register's Office for Davidson County, Tennessee.

(This is unimproved property known as 4611 Chandler Road, Hermitage, TN 37076)