WARRANTY DEED

BONE-H02398

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-26-05

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
B&R Investments (NAME)	Regions Bank (NAME)	117-02-H-001
2301 Spring Dale Drive (ADDRESS)	500 Corporate Centre Drive (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SPRINGDALE PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto B&R INVESTMENTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, Springdale Condominiums filed for record in Master Deed at Instrument No. 200202140019588, said Register's Office.

Being the same property conveyed to Springdale Partners by Deed from Mark Warner filed for record at Instrument No. 200110190114259, said Register's Office.

This is improved (X) property, known as 2301 Spring Dale Drive, Nashville, Tennessee 37215
unimproved ( ) (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 my/~~our hand~~(s) this 19th day of August, 2002.

Springdale Partners

Davidson County DEEDWARR
Recvd: 09/13/02 13:05 2pgs
Fees:13.00 Taxes:777.00
20020913-0111753

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 Springdale Partners, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville (city), TN (state), this 19th day of August, 2002.

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public within and for said County and State aforesaid, personally appeared Adam J Epstein and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Springdale Partners, the within named bargainor, and corporation, and that he as such President 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 Adam Epstein as such President.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of August, 2002.

My Commission Expires 3/15/05

Melissa D. Rogers
Notary Public

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075