Davidson County DEEDWARR
Recvd: 11/12/02 10:50 2pgs
Fees:13.00 Taxes:370.00

20021112-0139675

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., @110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2002.

Notary Public:

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
B.A. PLUS, INC.	NEW OWNER	MAP 158-13
4825 Trousdale, #218		PARCEL 22
Nashville, TN 37220		FB#9D83703

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Chase Creek, LLC,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to B.A. Plus, Inc.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a Tennessee limited liability company ** a Tennessee corporation

This is unimproved property.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2002.

Chase Creek, LLC

By: Patrick Malone
PATRICK MALONE
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MALONE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the *of Chase Creek, LLC, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

* Chief Manager

Witness my hand, at office, this 7th day of November, 2002.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Two Final Plat Fox Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Chase Creek, LLC, a Tennessee limited liability company by deed from Railroad Services, Inc., a Tennessee corporation of record in Book 10463, Page 979, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Charter of record in Book 10391, page 570; (2) Restrictions of record in Book 10659, page 914; (3) Easements of record in Book 01232, page 329; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 524, said Register's Office.