This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 03/15/04 09:02 3pgs
Fees:18.00 Taxes:851.00
20040315-0029031

File No. 16929-2
Box 14-A
Map 105-02-0
Parcel 267.00

ADDRESS NEW OWNER AS FOLLOWS:
Bacar Holdings, Inc.
912 Eighth Avenue South
Nashville, TN 37203-4720

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **GRISSOM GROUP, LLC, a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Bacar Holdings, Inc., a Tennessee corporation**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bass' Second Addition, as of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grissom Group, LLC, a Tennessee limited liability company, by Warranty Deed from Glover and Gardner Construction Company, Inc., a Tennessee corporation, of record in Book 11346, Page 386, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 916 Eighth Avenue South, Nashville, Tennessee 37203-4720.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached **Exhibit "A"**. Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the Grantor has caused this instrument to be executed by its duly authorized manager on this twelfth day of March, 2004.

GRISSOM GROUP, LLC,
a Tennessee limited liability company

By: _____
James E. Crump III, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Crump III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Chief Manager of GRISSOM GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official on this the twelfth day of March 2004.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 4/10/05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00 .

_____
Affiant

Subscribed and sworn to before me this the twelfth day of March 2004.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 4/10/05

# EXHIBIT "A"

## Permitted Encumbrances

1. Taxes for the year 2004 and subsequent years, not yet due and payable; said taxes have been pro-rated and assumed by the Grantee. Map 105-02-0, Parcel 267.00

2. Matters shown on the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Agreement to Nashville Gas Company, of record in Book 5586, Page 354, Register's Office for Davidson County, Tennessee.