FOR RECORDING PURPOSES

LTIC File No. Box 3146 LT

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $14,931.00

Stephen Moss
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: July 21, 2004

Pamela Walker
NOTARY PUBLIC

COMMISSION EXPIRES: 3/22/08

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 07/22/04 12:17 2pgs
Fees:13.00 Taxes:55.24
20040722-0087805

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Bellevue I, LLC 4525 Harding Rd Ste. 200 Nashville, TN 37205	Same	141 / 9

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

THE MADDOX FOUNDATION, A MISSISSIPPI NON-PROFIT CORPORATION

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

BELLEVUE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND LYING IN TWENTY-SECOND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT ONE:
BEGINNING IN THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 70 SOUTH AT A NORTHWESTERLY CORNER OF S'S TRANSITORY GROUP 4, LLC PROPERTY OF RECORD AS INSTRUMENT NUMBER 20001120-114749, R.O.D.C.;
THENCE WITH THE BOUNDARY OF SAID S'S TRANSITORY GROUP SOUTH 12 DEG. 36' 52' EAST, PASSING AN IRON ROD AT 6.78 FEET AND CONTINUING ON, IN ALL, 157.08 FEET TO AN IRON ROD;
THENCE SOUTH 02 DEG. 53' 30" EAST, 165.00 FEET; THENCE SOUTH 50 DEG. 20' 00" WEST, 153.10 FEET;
THENCE SOUTH 35 DEG. 40' 00" WEST, 122.50 FEET; THENCE SOUTH 39 DEG. 20' 00" EAST, 221.15 FEET;
THENCE SOUTH 89 DEG. 14' 20" EAST, 121.80 FEET; THENCE NORTH 51 DEG. 41' 00" EAST, 709.15 FEET;
THENCE SOUTH 40 DEG. 06' 32" EAST, 61.85 FEET TO AN IRON ROD IN THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE I-40;
THENCE WITH SAID INTERSTATE RIGHT-OF-WAY AS FOLLOWS:
SOUTH 50 DEG. 00' 10" WEST, 659.13 FEET TO A CONCRETE MONUMENT;
SOUTH 60 DEG. 02' 11" WEST, 1,298.93 FEET TO AN IRON ROD;
NORTH 30 DEG. 07' 28" WEST, 10.00 FEET TO A CONCRETE MONUMENT;
SOUTH 59 DEG. 52' 32" WEST, 169.90 FEET TO A SOUTHEASTERLY CORNER OF MABLE F. SMITH, TRUSTEE PROPERTY OF RECORD AS INSTRUMENT NUMBER 20000328-0031165, R.O.D.C.;
THENCE WITH SAID SMITH PROPERTY AS FOLLOWS:
NORTH 29 DEG. 33' 19" EAST, 340.03 FEET;
NORTH 29 DEG. 12' 09" WEST, 191.75 FEET TO AN IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 70 SOUTH;
THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY AS FOLLOWS:
NORTHEASTERLY WITH A CURVE TO THE LEFT 307.33 FEET, SAID CURVE HAVING A RADIUS OF 535.50 FEET, A CENTRAL ANGLE OF 32 DEG. 52' 56" AND A CHORD OF 303.12 FEET AT NORTH 56 DEG. 37' 54" EAST; NORTH 40 DEG. 11' 26" EAST, 826.93 FEET;
NORTHEASTERLY WITH A CURVE TO THE RIGHT 275.96 FEET TO THE BEGINNING, SAID CURVE HAVING A RADIUS OF 790.90 FEET, A CENTRAL ANGLE OF 19 DEG. 59' 30" AND A CHORD OF 274.56 FEET AT NORTH 50 DEG. 11' 11" EAST. CONTAINING 14.931 ACRES, MORE OR LESS, AND BEING PART OF PROPERTY CONVEYED TO ROBIN G. COSTA AND TOMMYE MADDOX, CO-TRUSTEES BY DEED FROM ROBIN G. COSTA AND EARL BENTZ, CO-TRUSTEES OF RECORD AS INSTRUMENT NUMBER 19991230-0308951, R.O.D.C.T. THE SELLER IS NOW KNOWN AS THE MADDOX FOUNDATION, A MISSISSIPPI NON-PROFIT CORPORATION PURSUANT TO ARTICLES OF INCORPORATION DATED JULY 31, 2001.

SEE NEXT PAGE FOR PERMITTED ENCUMBRANCES

THIS IS (___) IMPROVED (_X_) UNIMPROVED PROPERTY KNOWN AS: Highway 70 South @ Interstate I-40, Nashville, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: July 21, 2004

THE MADDOX FOUNDATION, a Mississippi non-profit corporation

By: Suzanne E. Browning

Name: Suzanne E. Browning

Title: Treasurer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne E. Browning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Treasurer of The Maddox Foundation, a Mississippi non-profit corporation, and that such Treasurer, executed the within instrument for the purposes therein contained by personally signing the name of the corporation as Treasurer.

Witness my hand, at office, this 21st day of July, 2004.

Pamela L Walker
Notary Public

My Commission Expires: 3/22/08

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 22, 2008

PERMITTED ENCUMBRANCES:

1. Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 141 / 9.
2. All matters shown on Plat recorded in Book 7900, page 742, Register's Office for Davidson County, Tennessee
3. Terms and Conditions of Declaration of Reciprocal Easements and Restrictive Covenants as set forth in Book 9364, page 926, said Register's Office.
4. Easements to Tennessee Valley Authority, as set forth in instrument recorded in Book 2274, page 96; Book 3184, page 87 and Book 3572, page 251, said Register's Office.

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219