Davidson County DEEDWARR
Recvd: 09/07/04 13:15 4pgs
Fees:23.00 Taxes:610.50
20040907-0107742

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

SPECIAL WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Part of Map & Parcel:**
Hardcastle Properties, LLC	**Hardcastle Properties, LLC**	**043-00-0**
711 Main Street	**711 Main Street**	**047.00**
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAO Investment Group, L.P. and D&R Odom Investment Group, L.P.,** as equal tenants in common, hereinafter referred to jointly as "*Grantors*", have this day bargained and sold, and do hereby transfer and convey unto the said **Hardcastle Properties, LLC**, hereinafter referred to as "*Grantee*", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, TN, being Lot No. 3 of the Myatt Business Center, of record as Instrument No. 20040809-0096147, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being a portion of the property conveyed to RAO INVESTMENT GROUP, LP and D&R ODOM INVESTMENT GROUP, LP by instruments recorded in Book 11429, Page 949; Book 11308, Page 615; Book 11220, Page 880; Book 10053, Page 72, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said HARDCASTLE PROPERTIES, LLC, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey

it, and that the same is unencumbered, except as set forth in Schedule B attached hereto. Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said HARDCASTLE PROPERTIES, LLC, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantors, but not otherwise.

WITNESS MY HAND this 02 day of Sept., 2004.

GRANTORS:

RAO INVESTMENT GROUP, LP

By: D A Odom

Title: G. P.

D&R ODOM INVESTMENT GROUP, LP

By: Douglas A Odom

Title: General Partner

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 165,000.00.

Sworn to and subscribed before me on this the 13 day of September, 2004.

NOTARY PUBLIC

My Comm. Expires: 08/08/06

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Richard A. Odom, 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 General Partner of RAO INVESTMENT GROUP, LP, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such General Partner.

Witness my Hand and Notarial Seal at office in NASHVILLE, Tennessee, on this the 2nd day of September, 2004.

Carter A. Howard
NOTARY PUBLIC

My Comm. Expires: 3-31-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Douglas G. Odom, 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 General Partner of D & R ODOM INVESTMENT GROUP, LP, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such General Partner.

Witness my Hand and Notarial Seal at office in NASHVILLE, Tennessee, on this the 2nd day of Sept., 2004.

Carter A. Howard
NOTARY PUBLIC

My Comm. Expires: 3-31-07

SCHEDULE B

a. 2004 Davidson County taxes constitute a lien, but are not yet due and payable. Map & Parcel No.: 043-00-0 047.00 (Tract 3 for 2004).

b. Plan of record as Instrument No. 20040809-0096147, said Register's Office.

c. Declaration for Retention Pond Maintenance of record as Instrument No. 20040820-0100634, said Register's Office.

d. Storm Water Detention Agreement recorded as Instrument 20040610-0063460 with rights thereto; easement for flowage conveyed to USA in Book 2279, Page 1; easement for power lines conveyed to Metro Government for Electric Power Board in Book 4870, Page 808, said Register's Office.

e. Reservation of Utility easement set out in Deed of record in Book 6643, Page 987; easement and right of way for sewer line retained in Deed of record in Book 6643, Page 987, said Register's Office.

C:\Worddocs\Realprop\Hardcastle.Schedule B.doc