Davidson County DEEDWARR
Recvd: 09/15/04 15:58 4pgs
Fees:23.00 Taxes:2590.00
20040915-0111428

GENERAL WARRANTY DEED

TO:	Bellshire Properties, LLC	THIS INSTRUMENT PREPARED BY: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	J. Fred Callum and wife, Donna Callum	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Bellshire Properties, LLC 3307 Charlotte Avenue Nashville, TN 37209	Same	Map 41-16 Parcels 62, 63, 64 and 64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $700,000.00.

Affiant

Sworn to and subscribed before me, this 14 day of September, 2004.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY TENN. My Commission Expires July 29, 2006

Notary Public

My Commission Expires: 7/29/06

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **J. Fred Callum and wife, Donna Callum** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Bellshire Properties, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the __ day of September, 2004.

SELLER: J. FRED CALLUM AND WIFE, DONNA CALLUM

J. Fred Callum

Donna Callum

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Fred Callum, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 15 day of September, 2004.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

Notary Public

My Commission Expires: 7/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donna Callum, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 15 day of September, 2004.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

Notary Public

My Commission Expires: 7/29/06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 and 4, on the Plan of Belleshire Estates, Section 2, Resubdivision Part of Lot No. 4, as shown on plat of record in Plat Book 6050, page 22, in the Register's Office for Davidson County, Tennessee.

Parcel I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Belleshire Estates, Section 2, Resubdivision Part of Lot No. 4, of record in Book 6050, page 22, said Register's Office.

Said Lot No. 1 fronts 103.00 feet on the southerly margin of Westchester Drive and extends back 109.00 feet on the easterly line 190.00 feet ton the westerly line to a dead line in the rear, measuring 101.73 feet thereon.

Parcel II: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Belleshire Estate, Section 2, Resubdivision Part of Lot No. 4, of the record in Book 6050, page 22, said Register's Office.

Said Lot No. 2 fronts 101.73 feet on the rear line of Lot No. 1 of said Plan and extends back 100.03 feet on the easterly line and 100.08 feet on the westerly line to a dead line in the rear, measuring 100.58 feet thereon.

Parcel III: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Belleshire Estates, Section 2, Resubdivision Part of Lot No. 4, of record in Book 6050, page 22, said Register's Office.

Said Lot No. 3 fronts 101.58 feet on the rear line of Lot No. 4 of said Plan and extends back 100.3 feet on the easterly line and 100.03 feet on the westerly line to a dead line in the rear, measuring 100.57 feet thereon.

Parcel IV: Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Belleshire Estates, Section 2, Resubdivision Part of Lot No. 4, of record in Book 6050, page 22, said Register's Office.

Said Lot No. 4 fronts 102.67 feet on the southerly margin of Westchester Drive and extends back 109.00 feet on the easterly line and 109.00 feet on the westerly line to a dead line in the rear, measuring 101.58 feet thereon.

Being the same property conveyed to J. Fred Callum and wife, Donna Callum, by deed from John N. Engleman, M. Andrew Hoover and William G. McCaskill of record at Book 9545, page 963, Register's Office for Davidson County Tennessee. Being the same property conveyed to J. Fred Callum and wife, Donna Callum, by deed from Westchester Trust, Stephanie L. Stears, Trustee of record at Instrument No. 20040802-0092125, Register's Office for Davidson County Tennessee. Being the same property conveyed to J. Fred Callum and wife, Donna Callum, by deed from Westchester Trust, Stephanie L. Stears, Trustee of record at Instrument No. 20040915-0111427, Register's Office for Davidson County Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2004, a lien not yet due and payable.

2. Declaration contained in an instrument of record in Book 2295, page 346, and amended in Book 4476, page 565, said Register's Office.

3. Restrictive covenant contained in and instrument of record in Book 5995, page 840, Book 6399, page 1, Book 6693, page 506 and Book 2294, page 346, said Register's Office.

4. Matters shown on the Plan of record in Book 6050, page 22, said Register's Office.

5. Amended setback line of record in Book 4503, page 291, said Register's Office. (Parcel IV only)