Davidson County DEEDWARR
Recvd: 10/12/04 10:47 4pgs
Fees:23.00 Taxes:4810.00
20041012-0122783

SPECIAL WARRANTY DEED

FROM: The United States Marshal for the Middle District of Tennessee, Grantor

TO: Anchor Property Holdings, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number:
Anchor Property Holdings, LLC 3716 Dickerson Pike Nashville TN 37207	Same	40 – 0 - 60

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of October, 2004.

Notary Public

My Commission Expires: 2/26/06

GEORGE H. WHITE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

12216N:041493:597158:1:NASHVILLE
9/29/04

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF TENNESSEE

UNITED STATES OF AMERICA,	)	
	)	
Plaintiff,	)	
	)	
v.	)	**CASE NO. 3: 02 - 00053**
	)	
KENNETH KIMBALL,	)	
	)	
Defendant.	)	

SPECIAL WARRANTY DEED

THIS Special Warranty Deed is made this 8th day of October, 2004, by and between The United States Marshal for the Middle District of Tennessee ("Grantor"), and Anchor Property Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns.

RECITALS:

A. On the 11th day of August, 2004, the United States District Court for the Middle District of Tennessee, in the case captioned above, entered a Final Order of Forfeiture, which declared that the real property described below was forfeited to the United States of America. [Recorded as Instrument No. 20040818 – 0100060 in the Register's Office of Davidson County, Tennessee.]

B. Pursuant to such Final Order of Forfeiture, such real property was sold at auction to Grantee and Dr. John Stancil ("Stancil") who executed a Contract for Sale of Real Estate dated September 9, 2004, to purchase such real property.

C. Stancil has assigned all of his rights, title and interest under such Contract for Sale of Real Estate to Grantee.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF the sum of One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00), in lawful money of the United States of America, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor, as lawful agent for the United States, has bargained and sold, and by these presents does transfer and convey unto Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plat of Whites Creek Commercial Center of record in Plat Book 6200, Page 634, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ken Kimball, a married man, by Deed from Nathan T. Wall and wife, Patricia Wall, of record as Instrument No. 20011011-0110867, in the Register's Office for Davidson County, Tennessee. The interest of Kenneth B. Kimball having been seized by Final Order of Forfeiture entered under Case No. 3:02-00053 in the United States District Court for the Middle District of Tennessee against Kenneth B. Kimball, a certified copy of the order being file for record as Instrument No. 20040818-0100060, in the Register's Office for Davidson County, Tennessee.

The Property is improved property known as 4108 Blevins Road, Whites Creek, Tennessee.

This conveyance is expressly made subject to the following matters:

1. Metro taxes for 2004, a lien not yet due and payable, which have been prorated and will be paid by Grantee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8216, page 926, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of any creeks or streams.

4. Grant of Utility Easement of record in Instrument No. 20010926-0104293, in said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers &/or Storm Drainage granted to the Metropolitan Government in Book 5141, page 750, said Register's Office.

6. All matters shown on the plan of record in Book 6200, page 634, said Register's Office.

7. Easement for pipeline for transmission of natural gas with right of ingress or egress granted to Tennessee Natural Gas Lines, Inc., per decree of record in Minute Book 45, page 535, of the Third Circuit Court, a certified copy being filed for record in Book 2493, page 155, said Register's Office.

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

Grantor covenants to specially warrant the title to the Property hereby conveyed, including the process used to forfeit the Property conveyed, to Grantee and its successors and assigns, against all persons claiming by, through or under Grantor (other than claims arising from the matters set forth above), but not further or otherwise.

Grantor does not warrant the title of previous owners of the Property who acquired title prior to the forfeiture action.

IN WITNESS WHEREOF, The United States Marshals Service has hereunto set his hand and seal this 8th day of October, 2004.

DENNY W. KING
UNITED STATES MARSHAL FOR THE
MIDDLE DISTRICT OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DEBRA A. MANNING, a Notary Public of said County and State, personally appeared Denny W. King, United States Marshal for the Middle District of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be United States Marshal for the Middle District of Tennessee (or other officer authorized to execute the instrument) of the UNITED STATES MARSHALS SERVICE, an agency of the United States of America, and that he as such United States Marshal, executed the foregoing instrument for the purposes therein contained, by personally signing his name as United States Marshal for the Middle District of Tennessee.

Witness my hand and seal, at Office in Nashville, this 8th day of October, 2004.

Debra A. Manning
Notary Public

My Commission Expires: 7/21/07

DEBRA A. MANNING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007