Davidson County DEEDWARR
Recvd: 11/24/04 09:25 4pgs
Fees:23.00 Taxes:11100.00
20041124-0140822

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43493 FILE BOX "7"

PICK-UP

WARRANTY DEED

ALAN D. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00. J Jeffrey a Zeltner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2004.
Notary Public
MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SFB Investment Company, LLLP	SAME AS NEW OWNER	102-88
2021 Knightway Drive		102-17
Chamblee, Georgia 30341		

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

River Meade Development, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SFB Investment Company, LLLP, a Florida Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal descriptions (Tract One and Tract Two).

Being the same property conveyed to River Meade Development, Inc., a Tennessee Corporation, by Warranty Deeds from James Devin McClendon and Darby Lee (McClendon) Kennedy, of record in Instrument No.: 20021220-0157788 and Instrument No.: 20021220-0157789, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 2 Tracts - 23.89 +/- Acres -Charlotte/ Cabot Rd., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging.to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness ___my/our___ hand(s)_____this 23rd day of November, 2004

River Meade Development, Inc.
BY: William E Kantz Jr.
WILLIAM E. KANTZ, JR., President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM E. KANTZ, JR., with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the President of RIVER MEADE DEVELOPMENT, INC., the within named Bargainor, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said WILLIAM E. KANTZ, JR., as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Tract One (MAP 102-88)

Being land in Nashville, Davidson County, Tennessee, and also being the land conveyed to James W. McClendon as of record in Deed Book 11163, Page 379, and R.O.D.C. Being generally located north of Charlotte Pike (U.S. Highway 70) and north of Interstate 40 and being more particularly described as follows:

Commencing at an existing concrete monument on the northerly right-of-way of Charlotte Pike (U.S. Hwy 70), said concrete monument also being the southern corner of Lester W. Lambeth as of record in Deed Book 9827, Page 343;

Thence, with the northerly right-of-way of Charlotte Pike and southerly line of said Lester W. Lambeth, North 77 degrees 49 minutes 47 seconds West for a distance of 101.79 to a point, said point being the southeast corner of Welton Investment, LLC as of record in Deed Book 10903, Page 271;

Thence, continuing with the northerly right-of-way of Charlotte Pike and the southerly line of Welton Investment, LLC, North 77 degrees 49 minutes 47 seconds West for a distance of 200.00 feet to an iron pin set, said point being the southwest corner of Welton Investment, LLC, and being the Point of Beginning;

Thence, continuing with the northerly right-of-way of Charlotte Pike and the southerly line said James W. McClendon, South 75 degrees 34 minutes 33 seconds West for a distance of 129.79 feet to iron pin set, said iron pin being the southeast corner of West Harpeth Funeral Home, LLC as of record in Deed Book 10132, Page 543;

Thence, leaving said northerly right-of-way and running along the easterly line of West Harpeth Funeral Home, LLC for the following calls:

North 19 degrees 28 minutes 13 seconds West for a distance of 96.96 feet to an iron pin set;
North 13 degrees 37 minutes 07 seconds West for a distance of 204.28 feet to an iron pin set, said iron pin being the northeast corner of said West Harpeth Funeral Home, LLC;

Thence, with the northerly line of said West Harpeth Funeral Home, LLC,
South 76 degrees 14 minutes 55 seconds West for a distance of 135.07 feet to an existing iron pin, said iron pin being the northwest corner of said West Harpeth Funeral Home, LLC, said iron pin also falling on the easterly line of adjoining property, also owned by West Harpeth Funeral Home, LLC as of record in Deed Book 9527, Page 634;

Thence, with the easterly line of West Harpeth Funeral Home, LLC, North 13 degrees 38 minutes 18 seconds West for a distance of 100.11 feet to an iron pin set;

Thence, with the northerly line of West Harpeth Funeral Home, LLC, South 76 degrees 21 minutes 42 seconds West for a distance of 162.09 feet to an iron pin set, said iron pin falling on the easterly line of Metro Government Brookmeade as of record in Deed Book 2001051500, Page 50282;

Thence, running along the easterly line of said Metro Government Brookmeade the following calls:

North 02 degrees 26 minutes 39 seconds West for a distance of 1469.40 feet to an iron pin set;
North 02 degrees 25 minutes 52 seconds West for a distance of 39.49 feet to a point falling in the Cumberland River;

Thence, with the Cumberland River North 65 degrees 31 minutes 26 seconds East for a distance of 60.31 feet to a point at the mouth of Davidson Branch;

Thence with the meanders of said Davidson Branch the following calls:
South 58 degrees 24 minutes 56 seconds East for a distance of 200.00 feet to a point;
South 37 degrees 50 minutes 19 seconds East for a distance of 175.00 feet to a point;
South 20 degrees 38 minutes 55 seconds East for a distance of 195.52 feet to a point;
South 56 degrees 07 minutes 23 seconds East for a distance of 93.03 feet to a point;
South 08 degrees 59 minutes 05 seconds East for a distance of 134.80 feet to a point;
South 31 degrees 43 minutes 07 seconds East for a distance of 103.50 feet to a point;
South 00 degrees 48 minutes 22 seconds East for a distance of 44.80 feet to a point;
South 30 degrees 06 minutes 07 seconds West for a distance of 39.48 feet to a point;
South 44 degrees 04 minutes 22 seconds West for a distance of 73.95 feet to a point;
South 18 degrees 49 minutes 29 seconds West for a distance of 64.12 feet to a point;
South 28 degrees 02 minutes 48 seconds East for a distance of 218.80 feet to a concrete monument on the northerly line of Sunrise Motel, Inc. as of record in Deed Book 20011206, Page 134658;

Thence, with the lines of Sunrise Motel, Inc., the following calls:

South 35 degrees 55 minutes 34 seconds West for a distance of 111.48 feet to a;
South 18 degrees 10 minutes 35 seconds West for a distance of 100.00 feet to a;
South 03 degrees 16 minutes 35 seconds West for a distance of 260.00 feet to a;
South 21 degrees 46 minutes 25 seconds East for a distance of 200.00 feet to a;
South 28 degrees 03 minutes 59 seconds East for a distance of 115.21 feet the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 15.05 acres more or less, according to a survey by Land Design Surveying, dated December 5, 2002, Job No. 4201037.

Tract Two (MAP 102-17)

Being land in Nashville, Davidson County, Tennessee, and also being the land conveyed to James W. McClendon as of record in Deed Book 11163, Page 379, and R.O.D.C. Being generally located north of Charlotte Pike (U.S. Highway 70) and north of Interstate 40 and being more particularly described as follows:

Beginning at an existing iron pin at the southeast corner of Sunrise Motel, Inc. as of record in Deed Book 20011206, Page 134658;

Thence, with the easterly line of said Sunrise Motel, Inc., the following calls:

North 32 degrees 42 minutes 37 seconds West for a distance of 200.28 feet to a set iron pin;
North 36 degrees 19 minutes 25 seconds West for a distance of 451.40 feet to a concrete monument;

Thence, leaving the lines of said Sunrise Motel, Inc., North 28 degrees 02 minutes 48 seconds West for a distance of 218.80 feet to a point in the Davidson Branch;

Thence, with the meanders of Davidson Branch the following calls:

North 18 degrees 49 minutes 29 seconds East for a distance of 64.12 feet to a point;
North 44 degrees 04 minutes 22 seconds East for a distance of 73.95 feet to a point;
North 30 degrees 06 minutes 07 seconds East for a distance of 39.48 feet to a point;
North 00 degrees 48 minutes 22 seconds West for a distance of 44.80 feet to a point;
North 31 degrees 43 minutes 07 seconds West for a distance of 103.50 feet to a point;
North 08 degrees 59 minutes 05 seconds West for a distance of 134.80 feet to a point;
North 56 degrees 07 minutes 23 seconds West for a distance of 93.03 feet to a point;
North 20 degrees 38 minutes 55 seconds West for a distance of 195.52 feet to a point;
North 37 degrees 50 minutes 19 seconds West for a distance of 175.00 feet to a point;
North 58 degrees 24 minutes 56 seconds West for a distance of 200.00 feet to a point;

Thence, leaving said Davidson Branch North 65 degrees 31 minutes 26 seconds East for a distance of 116.87 feet to a set iron pin on the northerly line of the herein described land;

Thence, with said northerly line North 65 degrees 34 minutes 26 seconds East for a distance of 270.51 feet to a set iron pin at the northwest corner of Mary N. Ganier, as of record in Deed Book 6051, Page 883;

Thence, with the westerly line of said Mary N. Ganier for the following calls:

South 16 degrees 52 minutes 29 seconds East for a distance of 256.00 feet to an iron pin set;
South 12 degrees 37 minutes 30 seconds East for a distance of 198.00 feet to an iron pin set;
South 19 degrees 37 minutes 30 seconds East for a distance of 346.50 feet to a 30" Oak;
South 23 degrees 37 minutes 30 seconds East for a distance of 346.50 feet to an iron pin set;
South 35 degrees 59 minutes 26 seconds East for a distance of 264.00 feet to an iron pin set;
South 34 degrees 29 minutes 32 seconds East for a distance of 151.16 feet to an iron pin set, said iron pin being the southwest corner of said Mary N. Ganier, and landing on the northerly right-of-way of Cabot Drive;

Thence, with the northerly right-of-way of Cabot Drive for the following calls:
South 40 degrees 18 minutes 37 seconds West for a distance of 25.00 feet to an iron pin set;
South 04 degrees 21 minutes 56 seconds West for a distance of 281.74 feet to an iron pin set;
South 36 degrees 21 minutes 02 seconds West for a distance of 70.93 feet to an existing iron pin, said iron pin being the southeast corner of Sunrise Motel, Inc., also being the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 8.88 acres more or less, according to a survey by Land Designing Surveying, dated December 5, 2002, Job No. 4201037.