Davidson County DEEDWARR
Recvd: 12/21/04 15:25 2pgs
Fees:13.00 Taxes:740.00

20041221-0151829

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2004.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anchor Property Holdings, LLC	New Owner	Map 041
3716 Dickerson Road		Group 16-0
Nashville, TN 37207		Parcel 060.00

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, we

Larry W. Powell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anchor Property Holdings, LLC

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:

Land in Davidson County, Tennessee, being part of the lot shown as "Reserved for Commercial No. 2" on the plan of Bellshire Estates, Section 5, of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, and described according to a Mortgage Loan Inspection by John B. Kohl, III, dated August 21, 1991, as follows:

Beginning at a point on the northerly margin of Bellshire Drive, said point being the southwesterly corner of the herein described lot; thence with the line northwardly 204.9 feet, more or less, (field measured) to a point; thence eastwardly 174.6 feet, more or less, (field measured) to the westerly margin of Dickerson Pike; thence with the westerly margin of said Dickerson Pike southwardly 175.0 feet, more or less, to the beginning of a curve; thence around said curve to the right, 39.2 feet to the northerly margin of Bellshire Drive; thence with the northerly margin of said Bellshire Drive, westwardly 150 feet to the point of beginning.

BEING the same property conveyed to Larry W. Powell by deed from C.H. Heist Corp., a corporation organized and existing under the general corporate laws of the State of New York, of record in Book 9597, Page 172, dated February 16, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 114, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3700 Dickerson Road, Nashville, TN 37207

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 hand this 20th day of December, 2004.

Larry W. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.