File #200590223

Davidson County DEEDWARR
Recvd: 03/02/05 11:02 3 pgs
Fees:18.00 Taxes:832.50
20050302-0022879

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BDH, LLC	SAME	Map: Part of 149-228
(NAME)	(NAME)	
2722 Lascassas Pike		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J.E. STEVENSON, TRUSTEE,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BDH, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Unimproved (X)
This is improved ( ) property, known as 11.146 ~~XXXX~~acres on Moss Road/Rural Hill Road, Antioch, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 25th day of February, 2005.

J.E. Stevenson, Trustee

STATE OF Tennessee

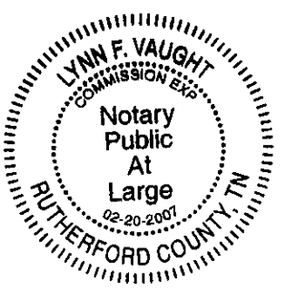
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared J.E. Stevenson, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2005.

Notary Public

My Commission Expires: 2-20-07



Mail After Recording To:

Southern Title Services
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

EXHIBIT A

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod situated in the northeast corner of the plat of Berkeley Hall Phase Five, Section One of Hickory Highlands P.U.D. of record in Instrument No. 20050125-0008851; R.O.D.C., TN;

Thence, N 84°06'30"W, a distance of 114.32 feet to an iron rod; Thence, along a curve to the right, having a central angle of 01°10'25", a radius of 630.00 feet, a tangent of 6.45 feet, a length of 12.90 feet, and having a chord which bears S 06°28'42" W, a distance of 12.90 feet to an iron rod; Thence, N 83°02'16" W, a distance of 180.29 feet to an iron rod; Thence, N 04°04'08" E, a distance of 52.56 feet to an iron rod; Thence, N 03°15'02" W, a distance of 57.45 feet to an iron rod; Thence, N 10°34'11" W, a distance of 57.45 feet to an iron rod; Thence, N 19°13'51" W, a distance of 78.46 feet to an iron rod; Thence, N 29°22'12" W, a distance of 80.60 feet to an iron rod; Thence N 38°59'55" W, a distance of 70.47 feet to an iron rod; Thence, N 47°38'18" W, a distance of 66.29 feet to an iron rod; Thence, N 50°48'54" W, a distance of 243.10 feet to an iron rod; Thence, N 00°24'34" W, a distance of 593.48 feet to an iron rod; Thence, S 70°40'41" E, a distance of 632.35 feet to an iron rod; Thence, S 00°52'33" W, a distance of 839.40 feet to an iron rod; Thence, S 00°04'31" E, a distance of 71.42 feet to an iron rod; Thence, S 00°06'35" E, a distance of 128.15 feet to the point of beginning and containing 11.146 acres of land, more or less.

Being a part of the same property conveyed to J. E. Stevenson, Trustee by Warranty Deed dated March 26, 2002 of record in Instrument No. 20020405-0042083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Grant of Anchor Easement of record in Book 10319, Page 987; Right-of-Way Deed to Davidson County of record in Book 1784, Page 300 and in Book 2105, Page 428; Easement to American Telephone & Telegraph Co. of record in Book 1207, Page 530; Right-of-Way Deed to the State of Tennessee of record in Book 2905, Page 439; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and in Book 7453, Page 460; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679; All matters on the Master Plat of Hickory Highlands of record in Book 6900, Page 562; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.