This instrument prepared by:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

PICK-UP

PICK-UP

Davidson County DEEDWARR
Recvd: 03/03/05 14:05 5 pg
Fees:28.00 Taxes:2053.50

20050303-0023634

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Powell	SAME	
(NAME)	(NAME)	Map 105-4
1413 Plymouth Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 255, 256, 259, 309, 389, 392, 393
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Freeman Investment, LLC, a Tennessee limited liability company, have this day bargained and sold, and do hereby transfer and convey unto the said John Powell, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me this the 3rd *day of* MARCH *2005.*

Notary Public

My commission expires: 1-12-09
(Affix Seal)

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

This is improved property known as 75 Trimble Street (105-4-256), 81 Trimble Street (105-4-259), Trimble Street (105-4-389), and 75 Trimble Street (105-4-392).

This is unimproved property known as 69 Trimble Street (105-4-255), 1226 Creek Street (105-4-309), and 77 Trimble Street (105-4-393).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit "B".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 3rd *day of* March, 2005 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freeman Investment, LLC, a Tennessee limited liability company

Lucy Ann Freeman

BY:

Administrative Manager

ITS:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Iva J. Parker, a Notary Public in and for said County and State, Lucy Ann Freeman, 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, and who further acknowledged that she is the Administrative Mgr of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of March, 2005.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

Tract 1

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being the southerly 70 feet of the northerly 120 feet of the westerly 177 feet of Lot No. 22 on the Plan of the Old Fairground Property, as of record in Book 21, page 116, Register's Office for said County.

Said part of Lot No. 22 fronts 70 feet on the easterly side of Creek Street formerly Breen Avenue and extends back between parallel lines 177 feet to an alley.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 27, Register's Office of Davidson County, Tennessee.

Included in the above described property but excluded from this conveyance is a tract of land previously conveyed to The Metropolitan Government of Nashville and Davidson County, by Agreed Final Order of record in Book 8493, page 488, said Register's Office.

Tract 2

Land in Davidson County, Tennessee being Lots Nos. 18, 19, and 20, and the Southeast part of Lot No. 17 on the Map of Old Fairgrounds Plan of Lots, of record in Book 21, page 116, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Trimble Street 277 feet east of the intersection of said street and the east margin of Lewis Street; thence along the south margin of Trimble Street south 86 degrees 30' east 450feet to the common corner of Lots 20 and 21; thence with the line between said lots south 3 degrees 30' west 340 feet to a point in the north margin of North Hill Street; thence with the margin of said street north 86 degrees 30 west 300 feet to a point in the east margin of an alley; thence with the margin of said alley north 3 degrees 30 east 160 feet to the intersection of another alley; thence with the south margin of this alley south 86 degrees 30' east 50 feet; thence north 3 degrees 30' east 180 feet to the point of beginning.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 33, Register's Office of Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED therefrom is the land vested in the Metropolitan Government of Nashville and Davidson County by Final Order of record in Book 8860, page 323, Register's Office for Davidson County, Tennessee.

Tract 3

A certain parcel or tract of land located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 1 of the Resubdivision of Lot 18 and a portion of Lot 17 of the Old Fairgrounds Subdivision on the Plat of record in Book 8250, page 517, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 35, Register's Office of Davidson County, Tennessee.

Tract 4

A certain parcel or tract of land located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 2 of the Resubdivision of Lot 18 and a portion of Lot 17 of the Old Fairgrounds Subdivisionon the Plat of record in Book 8250, page 517, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 37, Register's Office of Davidson County, Tennessee.

Tract 5

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 17 on the Old Fairground Plan of Lots of record in Book 21, page 116, Register's Office for said County, being Lots Nos. 7 and 8 on the map of Rains' Subdivision of Lots Nos. 13 and 15 to 21 inclusive of said Old Fairground Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street at apoint 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots Nos. 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of alley; thence with said alley, westwardly 100 feet; thence northwardly 160 feet to the beginning.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 39, Register's Office of Davidson County, Tennessee.

Tract 6

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being part of Lots Nos. 16 and 17 in the subdivision of the old Fairgrounds, the Plan of which is of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson Miller Engineers Surveyors, dated December 10, 1958, as follows:

Beginning at a point on the southerly margin of Trimble Street, at a point 50 feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence east with the southerly margin of Trimble Street, 75 feet to an iron pin; thence at right angles, south 5 degrees west 160 feet to an iron pin on the northerly margin of a 16 footalley; thence with the northerly margin of said alley, westwardly 58 feet to an iron pin, said side point being 45 feet east of the easterly margin of Lewis, formerly Eat Hill Street; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 41, Register's Office of Davidson County, Tennessee.

Tract 7

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being parts of Lots Nos. 16 and 17 in the subdivision of the Old Fair Grounds, the plan of which is of record in Bodk 21, page 116, Register's Office for Davidson County, Tennessee, described according to a survey made by HickersonMiller, Engineers-Surveyors, dated December 10, 1958, as follows:

Beginning at a point on the southerly margin of Trimble Street, at a poirt 125 feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence East with the southerly margin of Trimble Street 52 feet to an iron pin; thence at right angles South 5 degrees West 160 feet to an iron pin in the northerly margin of a 16-foot alley; thence with the northerly margin of said alley, westwardly 52 feet to a point, said side point being 103 feet east of the easterly margin of Lewis, formerly East Hill Street; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to Freeman Investment, L.P., a Tennessee limited partnership by Deed from Paul Freeman, Jr., of record in Book 11277, page 43, Register's Office of Davidson County, Tennessee.

By Articles of Conversion of record in Instrument No. 200001070002237, Freeman Investment L.P. converted to Freeman Investment, LLC, a Tennessee limited liability company.

EXHIBIT "B"

1. Taxes for the year of 2005 a lien not yet due and payable.

2. Subject to all matters shown on the Plat of record in Plat Book 8250, Page 517, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 125, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 173, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11472, page 946, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11472, page 949, Register's Office for Davidson County, Tennessee.