PICK-UP

Davidson County DEEDWARR
Recvd: 03/17/05 08:07 5 pg
Fees:28.00 Taxes:2656.60

20050317-0029181

FROM: Marsh Castle, LLC, a North Carolina limited liability company

TO: The Burton Partnership, a Tennessee general partnership

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
932 Allen Road	932 Allen Road	Map 96-13
Nashville, TN 37214	Nashville, TN 37214	Parcel 161

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, PLLC, 511 Union Street, Suite 2700, Nashville, TN 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $718,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March 2005.

Notary Public

My Comm. Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 28, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marsh Castle, LLC, a North Carolina limited liability company hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto The Burton Partnership, a Tennessee general partnership, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE)

This is improved property commonly known as 932 Allen Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 16th day of March, 2005.

GRANTOR:

MARSH CASTLE, LLC
a North Carolina limited liability company

BY George Richard Edwards

TITLE: Member / Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George Richard Edwards a manager of Marsh Castle, LLC, a North Carolina limited liability company, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a manager 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 16th day of March, 2005.

Gail C Batson
NOTARY PUBLIC

NOTARY PUBLIC WAYNE COUNTY

My Commission Expires: 12/9/08

EXHIBIT A

BEING a tract or parcel of land located in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, said tract being a part of the same property conveyed to Frank K. Bellar by instrument of record in Book 5658, page 557 and to Frank Bellar and wife, Ruth Bellar of record in Book 4484, page 13, R.O.D.C., TN, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Allen Road, said point being the southwesterly corner of property conveyed to Charles W. Robinson, and wife, Eloise H. Robinson by deed of record in Book 7508, page 171, R.O.D.C., and being the southeasterly corner of the herein described tract, thence, with the northerly right-of-way line of Allen Road N 85 deg. 43' 45" W, 148.50 feet to an existing iron pin, thence, leaving said right-of-way line with the easterly line of property conveyed to Lions Club Volunteer Services, Inc. by instrument of record in Book 8748, page 797, R.O.D.C., N 0 deg. 18' 41" E. 200.00 feet to an iron rod, thence, continuing with the southerly line of said Lions Club property S 85 deg. 43' 45" E. 152.50 feet to an existing iron pin, thence, leaving said southerly line with the westerly line of the aforementioned Charles W. Robinson property S 1 deg. 27' 22" W, 199.76 feet to an iron spike and the point of beginning, containing 30,025 square feet or 0.689 acre, more or less, by survey of International, Ltd., Consulting Engineers, dated October 23, 2003, 217 Ward Circle, Brentwood, TN 37027, Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638.

Being part of the same property conveyed to C. E. Hooper and wife, Peggy K. Hooper from I.E.B. Craig by Installment Deed of record in Book 4285, page 497, Register's Office for Davidson County, Tennessee. Also being part of the same property and one-half (1/2) undivided interest, conveyed to Frank K. Bellar and wife, Ruth Bellar from C.E. Hooper and wife, Peggy K. Hooper by Warranty Deed in Book 4484, page 13, said Register's Office (Tract 3). Also being part of the same property and one-half (1/2) undivided interest conveyed to First American Bank of Nashville, Tennessee, by Warranty Deed from C. E. Hooper and wife, Peggy K. Hooper of record in Book 5354, page 820, said Register's Office (Tract 2). The one-half (1/2) undivided interest conveyed to First American Bank of Nashville, Tennessee was subsequently conveyed to Frank K. Bellar by Special Warranty Deed of record in Book 5658, page 557, said Register's Office. The interest conveyed to Frank K. Bellar, individually, in Book 5658, page 557, said Register's Office was subsequently devised to Jan B. Gatten, Trustee or her successors in trust under the Last Will and Testament of Frank K. Bellar, Docket No. 98P216, Will Book 218, Page 392, Seventh Circuit for Davidson County, Tennessee (Probate Division).

Frank Bellar and wife, Ruth Bellar became owners of a one-half (1/2) undivided interest in this realty via a Warranty Deed of record in Book 4484, page 13, said Register's Office. Frank Bellar died on January 3, 1998, in Davidson County, Tennessee and the one-half (1/2) undivided interest conveyed to both Frank and Ruth Bellar is now vested solely in Ruth Bellar. Frank K. Bellar became owner of the remaining one-half (1/2) undivided interest via a Special Warranty Deed of record in Book 5658, page 557, said Register's Office. Said Property and interest in the same was subsequently devised to Jan B. Gatten, Trustee or her successors in trust, under a testamentary trust created under the Last Will and Testament of Frank K. Bellar, Docket No. 98P216, Will Book 218, Page 392, Seventh Circuit Court of Davidson County, Tennessee.

FRANK BELLAR and FRANK K. BELLAR are one and the same person.

RUTH BELLAR and RUTH H. BELLAR are one and the same person.

Being the same property conveyed to Marsh Castle, LLC, a North Carolina limited liability company, by General Warranty Deed from Ruth H. Bellar, an unmarried

person, and Jan B. Gatten, Trustee of a testamentary trust created by the Last Will and Testament of Frank K. Bellar, with full power to convey without the joinder of any beneficiary, of record as Instrument No. 20031126-0172154, Register's Office for Davidson County, Tennessee.