PICK-UP

Davidson County DEEDWARR
Recvd: 03/23/05 08:31 4 pgs
Fees:23.00 Taxes:2682.50
20050323-0031426

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Grassmere Partners P.O. Box 22149 Nashville, TN 37202	Same	Map: 147-4 Parcel: 183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN E. BENTLEY AND DEBRA FAYE DUNLAP AS CO-TRUSTEES under Trust Agreement dated July 25, 1969 of record in Book 4358, page 329, Register's Office for Davidson County, Tennessee, as to Tract I and as Co-Trustees under Trust Agreement dated April 11, 2002 of record as Instrument No. 20020412-0045470, Register's Office for Davidson County, Tennessee as to Tract II, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto GRASSMERE PARTNERS, a Tennessee partnership, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: See Exhibit A attached hereto.

Derivation clause for Tract I is shown on Exhibit A.

Tract II - Being the same property conveyed to JOHN E. BENTLEY AND DEBRA FAYE DUNLAP as Co-Trustees by deed of record as Instrument No. 20020412-0045467, Register's Office for Davidson County, Tennessee and corrected by Quitclaim Deed of record as Instrument No 20050323-0031425 said Register's Office.

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 the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Taxes for 2005, which are assumed by the Grantee.
2. Matters shown on the Plan of record as Instrument No. 20021024-0130456, Register's Office for Davidson County, Tennessee.
3. Rights retained in Metro Council Bill No. B62001-847.

And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 22, 2005.

John E. Bentley, Co-Trustee

Debra Faye Dunlap, Co-Trustee

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 JOHN E. BENTLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22nd day of March, 2005.

Amy D. Nix
NOTARY PUBLIC

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

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 DEBRA FAYE DUNLAP, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22nd day of March, 2005.

Amy D. Nix
NOTARY PUBLIC

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 22nd day of March, 2005.

Amy D. Nix
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 7-19-08

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, PC
315 Deaderick Street, Suite 1700
Nashville, TN 37238

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, described according to a survey made by James L. Murphy and Company, dated November 5, 1968, and more particularly described as follows:

Beginning at a point in the northerly margin of Wallace Road, said point further described as being the southwest corner of the H. F. Nelson property and also being the southeast corner of the herein described tract; thence along the center line of the Old Wallace Road, north 86 deg. 55 min. 2 sec. West 218.22 feet to the beginning of a curve; thence continuing along said center line around a curve to the right and having a radius of 126.33 feet a distance of 67.02 feet to the point of tangency; thence continuing with said center line north 56 deg. 31 min. 30 sec. west a distance of 150.25 feet to the beginning of a curve; thence continuing along said center line around said curve to the left and having a radius of 101.48 feet a distance of 91.55 feet to the point of tangency; thence continuing with said center line as follows: south 71 deg. 47 min. 10 sec. west a distance of 100.05 feet to a point; thence south 59 deg. 50 min. 40 sec. west a distance of 103.24 feet to a point; thence along the center line of Old Wallace Road in a westerly direction 195 feet, more or less, to the center line of Old Welch Road; thence along the center line of Old Welch Road, 90 feet, more or less, to a point in the southerly margin of Harding Place; thence along the southerly margin of Harding Place in an easterly direction 195 feet, more or less, to the westerly line of Reserve Parcel "C" in Welch Meadows Subdivision as of record in Book 3700, page 34, Register's Office for Davidson County, Tennessee; thence along said southerly margin of Harding Place in a northeasterly direction around a curve to the left and having a radius of 1482.39 feet a distance of 453.87 feet to the point of tangency; thence continuing with same southerly margin as follows: north 65 deg. 33 min. 30 sec. east a distance of 72.7 feet to a point; thence north 74 deg. 05 min. 30 sec. east a distance of 14.63 feet to a point in the westerly line of the H. F. Nelson property as of record in Book 2646, page 229, Register's Office for Davidson County, Tennessee; thence leaving said southerly margin of Harding Place and running along the westerly margin of the aforementioned Nelson property south 11 deg. 01 min. 40 sec. east a distance of 333.31 feet to the point of beginning, said tract containing 2.81 acres, more or less.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed to HCA Realty, Inc. of record as Instrument No. 20010726-0079320, said Register's Office.

Being part of the same property conveyed to Russell E. Davis, Trustee, by deed of record in Book 4344, page 929, said Register's Office, the Trust Agreement wherein Russell E. Davis is named as Trustee being of record in Book 4358, page 329, said Register's Office. John E. Bentley and Debra Faye Dunlap as Co-Trustees are the successors to Russell E. Davis, as Trustee, as evidenced by instruments of record in Book 9544, page 861, and as Instrument Nos. 20020118-0007922 and 20020122-0008517, said Register's Office.

TRACT 2:

Being a tract of land located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin new, the said pin being in the northerly right of way line of Wallace Road, the said pin being the southwest corner of the H.F. Nelson property, as of record in Book 2646, page 229, Register's Office for Davidson County, Tennessee, and being the southeast corner of the tract of land described herein;

Thence, with the said right of way line, the following bearings and distances:

Thence, with a curve to the left, the said curve having a radius of 1,455.30 feet, a delta angle of 12 deg. 51 min. 04 sec., a chord distance of 325.73 feet, a chord bearing of south 76 deg. 06 min. 03 sec. west, for a total arc length of 326.41 feet to an iron pin old;

Thence, south 69 deg. 23 min. 19 sec. west 226.71 feet to an iron pin new, the said pin being the southeast corner of the remaining said Parcel 1;

Thence, with a severance line, the following bearings and distances:

Thence, North 08 deg. 31 min. 37 sec. East, 147.43 feet to an iron pin new; Thence, North 62 deg. 08 min. 02 sec. West, 96.36 feet to an iron pin new;

Thence, with a curve to the left, the said curve having a radius of 155.00 feet, a delta angle of 52 deg. 14 min. 19 sec. East, for a total arc length of 141.58 feet to an iron pin new, the said pin being in the southerly line of the Russell E. Davis, Trustee property, as of record in Book 4344, page 929, Register's Office for Davidson County, Tennessee; Thence, with the said Davis property, the following bearings and distances:

Thence, with a curve to the right, the said curve having a radius of 101.51 feet, a delta angle of 45 deg. 27 min. 12 sec., a chord distance of 78.43 feet, a chord bearing of South 80 deg. 27 min. 13 sec. East, for a total arc length of 80.53 feet to an iron pin new;

Thence, South 57 deg. 43 min. 43 sec. East, 150.25 feet to an iron pin new;

Thence, with a curve to the left, the said curve having a radius of 126.30 feet, a delta angle of 30 deg. 27 min. 41 sec. a chord distance of 66.36 feet, a chord bearing of South 72 deg. 56 min. 58 sec. East, for a total arc length of 67.15 feet to an iron, pin new;

Thence, South 88 deg. 07 min. 01 sec. East 218.84 feet to an iron pin new, the said pin being in the westerly line of the said Nelson property;

Thence, with the said Nelson property, South 12 deg. 31 min. 05 sec. East, 0.35 feet to the point of beginning. Containing 58,791 square feet or 1.350 acres, more or less, according to a survey prepared by Michael R. Williams, R.L.S. TN No. 1906, of Hart Freeland Roberts Surveying, 7101 Executive Center Drive, Suite 300, Brentwood,, TN 37024-1974, dated June 3, 2001, Job No. 2001058.

Being the same property conveyed to John E. Bentley and Debra Faye Dunlap, as Co-Trustees of record as Instrument No. 20020412-0045467, said Register's Office, the Trust Agreement wherein John E. Bentley and Debra Faye Dunlap are named as Co-Trustees being of record as Instrument No. 20020412-0045470, said Register's Office.