WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00637

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tennessee Holdings, LLC and Harpeth Investments, LLC	777 Harpeth Bend Dr Nashville, TN 37221	MAP:
813 Blue Ridge Drive		Parcel:71-16-430 , 71-12-326,325
Nashville,, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

H. STEVE TIDWELL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TENNESSEE HOLDINGS, LLC AND HARPETH INVESTMENTS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 813 Blue Ridge Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors 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 hand on the 4th day of April, 2005.

H. Steve Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, H. STEVE TIDWELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of April, 2005.

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 04/06/05 12:45 2 pgs
Fees:13.00 Taxes:888.00

20050406-0037872



EXHIBIT A - LEGAL DESCRIPTION

TRACT 1(Map and Parcel 71-12-326-00)

BEING LOT NO. 4 ON THE PLAN OF THE RESUBDIVISION OF LOTS 7 AND 12 OF WILLIAMS AND HAYS COMPANY'S BELLE VIEW PLAN, AS SHOWN OF RECORD IN BOOK 5800, PAGE 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE NORTHERLY SIDE OR MARGIN OF BLUE RIDGE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO H. STEVE TIDWELL BY WARRANTY DEED FROM C. W. TIDWELL AND WIFE, LLEWELLYN B. TIDWELL, RECORDED THE 2ND DAY OF NOVEMBER, 1983 IN DEED BOOK 6168, PAGE 783, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2: (Map and Parcel 71-12-325-00)

BEING LOT NO. 1 ON THE PLAN OF THE RESUBDIVISION OF LOTS 7 AND 12 OF WILLIAMS AND HAYS COMPANY'S BELLE VIEW PLAN, AS SHOWN OF RECORD IN BOOK 5800, PAGE 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 50 FEET ON THE WESTERLY SIDE OF MONTGOMERY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO H. STEVE TIDWELL BY WARRANTY DEED FROM C. W. TIDWELL AND WIFE, LLEWELLYN S. TIDWELL, RECORDED THE 2ND DAY OF NOVEMBER, 1983 IN DEED BOOK 6168, PAGE 780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3: (Map and Parcel 71-16-430-00)

BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF LOTS 7 AND 12 OF WILLIAMS AND HAYS COMPANY'S BELLE VIEW PLAN, AS SHOWN OF RECORD IN BOOK 5800, PAGE 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 3 BEGINS AT A POINT ON THE WESTERLY MARGIN OF MONTGOMERY AVENUE, COMMON CORNER, LOTS NOS. 2 AND 3; THENCE ALONG THE WESTERLY MARGIN OF MONTGOMERY AVENUE, SOUTH 1° EAST 25.50 FEET TO A CONCRETE MONUMENT; THENCE, AROUND A CORNER, HAVING A RADIUS OF 25 FEET, 38.76 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF BLUE RIDGE AVENUE; THENCE ALONG THE NORTHERLY MARGIN OF BLUE RIDGE AVENUE, 100.50 FEET TO A POINT; THENCE NORTH 1° WEST 50 FEET TO A POINT; THENCE NORTH 87° 50' 42" EAST 125 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H. STEVE TIDWELL BY WARRANTY DEED FROM C. W. TIDWELL AND WIFE, LLEWELLYN S. TIDWELL, RECORDED THE 2ND DAY OF NOVEMBER, 1983 IN DEED BOOK 6168, PAGE 786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Tracts 1,2,3 represent investment properties for the Grantor therefore no homestead rights attach.