3115
685
Jm

Davidson County DEEDWARR
Recvd: 07/08/05 13:35 5 pgs
Fees:28.00 Taxes:2775.00
20050708-0079331

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
AmSouth Center
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richland Center LLC 241 54th Ave. N. Nashville, TN 37209	Same	Map 103-1 Parcel 27

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, E. Warner Bass and Robert J. Walker (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Richland Center LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The source of this description is the prior deed.

This is improved property known as:

6213 Charlotte Avenue
Nashville, Tennessee

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 and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Grantee by acceptance of this deed specifically acknowledges that neither Grantor nor anyone on behalf of Grantor makes any warranties (except for the warranties of title contained herein), covenants or representations to Grantee, either express or implied, of any nature or kind or value, including, without limitation, those of merchantability, habitability or fitness for a particular purpose in respect of the Property; and it is expressly understood that the Property is being conveyed in an "as is" and "with all faults" condition. By acceptance of this deed, Grantee affirms that there are no representations or warranties express, implied or statutory, except for the warranties of title contained herein.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 8th day of July, 2005.

E. Warner Bass

Robert J. Walker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, E. Warner Bass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of July, 2005.

Notary Public

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
1/26/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, Robert J. Walker with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2000.

Notary Public

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
1/26/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2005.

Notary Public

My Commission Expires:
11/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND lying in Davidson County, Tennessee, Being Lot No. 1 on the Plan of the Resubdivision of the Rosenblum Tract, of record in Book 5210, page 32, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Charlotte Avenue, said iron pin being southwesterly 325 feet as measured along the southerly right-of-way of Charlotte Avenue from Marcia Avenue, said iron pin also being the northeasterly corner of the herein described and northwesterly corner of the Robert M. Elkins property evidenced in Book 4808, page 642, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way of Charlotte Avenue on common line between herein described and said Elkins and Drakes Branch Associates, a partnership evidenced in Book 6767, page 743, Register's Office for Davidson County, Tennessee, South 32 deg. 40' 0" seconds East, a distance of 337.49 feet to an iron pin set, said iron pin being a northerly corner of herein described and the southwesterly corner of Drakes Branch Associates' property; thence, on common line between herein described and said Drakes Branch Associates North 46 deg. 20' 50' East, a distance of 100.00 feet to an existing iron pin, said iron pin being a northerly corner of the herein described and the southeasterly corner of said Drakes Branch Associates property, said iron pin also lying on the westerly line of Lester Dale Myatt property evidenced in Book 1542, page 225, Register's Office for Davidson County, Tennessee; thence on common line between herein described and said Myatt South 31 deg. 15' 36" East, a distance of 127.30 feet to an iron pin set, said iron pin being the southeasterly corner of the herein described and southwesterly corner of said Myatt, said iron pin also lying on the northerly right-of-way of Neighborly Drive; thence, with the northerly right-of-way of Neighborly Drive South 39 deg. 13' 0" West, a distance of 225.00 feet to an iron pin set, said iron pin being the southwesterly corner of herein described and southeasterly corner of Ralph Z. Levy, Jr., Trustee property evidenced in Book 6877, page 290, Register's Office of Davidson County, Tennessee; thence, on common line between herein described and said Levy property North 32 deg. 47' 0" West 479.95 feet to an existing concrete monument, said monument being the northwesterly corner of herein described and northeasterly corner of said Levy property, said monument also lying on the southerly right-of-way of Charlotte Avenue; thence, with the southerly right-of-way of Charlotte Avenue North 40 deg. 44' 0" East, a distance of 125.00 feet to the point of beginning and containing 69,920 sq. ft. or 1.605 acres.

BEING the same property conveyed to E. Warner Bass, a 50% undivided interest and Robert J. Walker, a 50% undivided interest, by Deed of record in Book 10541, page 320, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a current survey would show.

2. Taxes for the year 2005, a lien, but not yet due and payable.

3. All matters shown on Plat recorded in Book 5210, page 32, Register's Office for Davidson County, Tennessee.