Davidson County DEEDWARR
Recvd: 08/03/05 15:27 2 pgs
Fees:13.00 Taxes:3237.50
20050803-0091283

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $875,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2005.

Notary Public

My Commission Expires: 3/21/09

JAMES G. LACKEY, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Yale K. Riley, Chicago Title Insurance Company, 414 Union Street, Suite 1800, Nashville, TN 37219

ADDRESS NEW OWNER(s)	**SEND TAX BILLS TO:**	**MAP: 93-14**
James Frank Crowell, Jr.	SAME	
P.O. Box 41250		**GROUP:**
Nashville, Tennessee 37204		**PARCEL: 564**

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BCMP Investments, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **James Frank Crowell, Jr.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Edgehill Estates, Section Sixty-Six, of record in Book 4460, page 157, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northerly margin of Division Street at the common corner of Lots 4 and 5; thence with the line between said lots, North 22 deg. 50' 06" East, 215.05 feet to an iron pin in the south margin of Alley No. 230; thence with same, South 82 deg. 44' 15" East, 114.08 feet to a monument, beginning of a curve; thence around said curve southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, South 6 deg. 19' 45" West, 141.40 feet to a monument; thence southwest along a curve to the right 98.49 feet to a monument; thence South 40 deg. 31' 45" West, 4.10 feet to a monument; thence westerly around a curve to the right having a radius of 20 feet; a distance of 30 feet to a monument in the northerly margin of Division Street; thence with the same westerly 150 feet to the point of beginning.

Being the same property conveyed to BCMP Investments, a Tennessee general partnership, by deed from James V. Dearing, Jr., also known as James V. Dearing, and Meredith L. Dearing, now known as Meredith Dearing Perry, of record in Book 7073, page 445, said Register's Office.

This is improved property known as 908 Division Street, Nashville, Tennessee 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, exceptfor those encumbrances set forth hereinafter.

Grantor covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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 August, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BCMP Investments, a Tennessee general partnership

By: Mary M. Holzapfel
Name: Mary Margaret Holzapfel
Its: General Partner

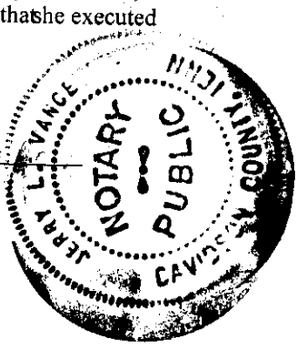
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Margaret Holzapfel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she is General Partner of BCMP INVESTMENTS, a Tennessee general partnership, the maker, that se is authorized by the maker to execute the within instrument on its behalf, and who acknowledged thatshe executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2005.

Notary Public

My Commission Expires: November 24, 2005.



ENCUMBRANCES:

1. Taxes for 2005, a lien, not yet due and payable, but which have been prorated between the parties.
2. Restrictive covenants of record in Book 4899, page 101, said Register's Office.
3. All matters shown on the Plan of record in Book 4460, page 157, said Register's Office.
4. Easement retained for public utilities as set out in Ordinance No. 72-368, a certified copy of which is of record in Book 4659, page 7, said Register's Office.

End of Encumbrances.