This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $66,000.00 / $120,000:00

Affiant

Subscribed and sworn before me this the 29th day of July, 2005.

Notary Public
My commission expires: 11/25/2007

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/15/05 08:23 2 pg:
Fees:13.00 Taxes:444.00

20050815-0096001

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bear Investment Group, LLC 120 Blackey Bandy Road Bethpage, TN 37022	NEW OWNER	033-00-0-006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama banking corporation, successor by merger with Union Planters Bank, N.A.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bear Investment Group, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot No. 3 in the Map of the Cole Lands, of record in Plan Book No. 1, Page 100, of the Chancery Court of Nashville, also, of record in Book 58, Page 47, Register's Office for said County, and described as follows:

BEGINNING at a point in the North margin of Campbell Lane at the Southwest comer of a tract of one acre, more or less, conveyed to E. R. Clark, of record in Book 1110, Page 218, said Register's Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, et at by deed of record in Book 1286, Page 258, Register's Office Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 deg. 30' West 115 feet, more or less, to an iron pin; thence North 4 deg 15' East 86 feet to an iron pin; thence South 88 deg. 30' East 15 feet, more or less. to an iron pin; thence North 4 deg. 15' East 211 feet, more or less, to an iron pin; thence North 1 deg. 30' East 227 feet, more or less, to an iron pin; thence South 86.deg. 30' East 247 feet, more or less, to an iron pin; thence South I deg. 30' West 227 feet to a corner post, being the Northeast corner of said I acre tract conveyed to E. R. Clark; thence along Clark's North line, North 85 deg. 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E. R. Clark and being the Northwest comer; thence South 4 deg. 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6, 1954.

Being the same property conveyed to UNION PLANTERS BANK, by deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE, of record as Instrument No. 20050418-0042969, dated April 15, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1284 Campbell Road, Goodlettsville, TN 37072.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same being on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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 my hand this the 29th day of July, 2005.

Regions Bank, an Alabama banking corporation,
Successor by merger with Union Planters Bank, N.A.

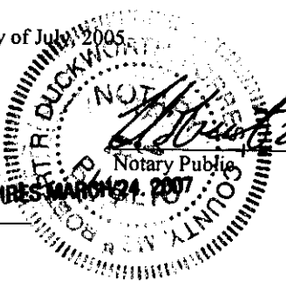
BY: _____

Its: Vice President

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 29th day of July, 2005, within my jurisdiction, the within named Gary H. Seyfarth, Jr. who acknowledges that he is Vice President of Regions Bank, and that for and on behalf of Regions Bank, and as its act and deed in its said resentative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Witness my hand and official seal this 29th day of July, 2005.



Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 24, 2007