Davidson County DEEDWARR
Recvd: 08/16/05 11:34 5 pgs
Fees:28.00 Taxes:7142.48

20050816-0096917

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,930,400.00.

Hugh W. E

AFFIANT

Subscribed and sworn to before me, this 16th day of August, 2005.

Amy Cross Nance

NOTARY PUBLIC

My Commission Expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Burkitt Place Development, LLC 213 Overlook Circle, Suite B-2 Brentwood, TN 37027	SAME	Map 34 Parcel p/o 56

SPECIAL WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged,

Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray (collectively "Grantor") do hereby bargain, sell, transfer and convey unto **BURKITT PLACE DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantee") its successors and assigns, property located partially in Davidson and partially in Williamson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto
Being the same real property conveyed to Mary E. Cochran (Mrs. M. L. Walters) by deed from Lou J. Huddleston, of record in Deed Book 32, page 195, Register's Office for Williamson County, Tennessee. Mary E. Cochran Walters, wife of M. L. Walters, died intestate in the year 1956, survived by her husband, M. L. Walters and children, Louise W. McGinnis, Thomas H. Walters and Lora Walters McMurray, as her sole heirs at law and next of kin. M. L. Walters died testate April 12, 1962, his will being of record in Will Book 76, page 340, Office of County Court Clerk of Davidson County, Tennessee, leaving his interest to his children Louise W. McGinnis, Thomas H. Walters and Lora Walters McMurray. Louise W. McGinnis and Thomas H. Walters having since conveyed their two thirds interest to B. Ramsey McMurray and Lora Walters McMurray by deed of record in Book 3529, Page 423, Register's Office for Davidson County, Tennessee. Lora Walters McMurray having since died intestate in 1988 leaving her interest to her husband B. Ramsey McMurray and her three sons Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray. B. Ramsey McMurray having since died in 1991 intestate leaving his interest to his three sons as his sole heirs at law, all as evidenced by affidavit of heirship of record as Instrument Number 20050118-0006163, Register's Office for Davidson County, Tennessee and at Book 3460, Page 100, Register's Office for Williamson County, Tennessee.

This is unimproved property known as 7011 Burkitt Road, Antioch, TN 37013 (Map 186, parcel 15) and as Kidd Road (Map 33, parcel 84).

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances,

estate, title and interest thereto belonging to the said **BURKITT PLACE DEVELOPMENT, LLC**, its successors and assigns, forever.

AND **Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray** do hereby covenant with the said **BURKITT PLACE DEVELOPMENT, LLC** that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated but will be paid by Grantee, and (ii) Notice for Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennessee, to which matters this conveyance is made subject.

AND **Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray** do further covenant and bind themselves, their heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to the said **BURKITT PLACE DEVELOPMENT, LLC**, its successors and assigns against the lawful claims of all persons whomsoever.

The subject property has never served as the principal residence of either Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 11 day of Aug, 2005.

Benjamin R. McMurray, III

Frank M. McMurray

William M. McMurray

STATE OF TEXAS
COUNTY OF Henderson

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

WITNESS my hand and official seal on this 11 day of August, 2005.

NOTARY PUBLIC

My commission expires: 1-11-07

LINDA TULL
MY COMMISSION EXPIRES
January 11, 2007

STATE OF TENNESSEE
COUNTY OF _____

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and official seal on this 13 day of August, 2005.

NOTARY PUBLIC

My commission expires: 4/20/07

Amy Cross Nance Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and official seal on this 13th day of August, 2005.

NOTARY PUBLIC

My commission expires: 4/20/07

Amy Cross Nance Notary Public State of Tennessee Williamson County

Legal Description

Land lying in the thirty-first Councilmatic District of Antioch, Davidson County, Tennessee and the seventeenth Civil District of Nolensville, Williamson County, Tennessee and being the same property conveyed to Ramsey McMurray, etux of record in Deed Book 3529, Page 423, R.O.D.C. and Ramsey McMurray of record in Deed Book 3529, Page 420, R.O.W.C. and being more particularly described as follows:

Beginning at an existing iron pin in the southerly margin of Burkitt Road and the northwesterly corner of Mark Marshall of record in Deed Book 10329, Page 553, R.O.D.C. and also being the northerly corner of the herein described tract;

Thence, along or near the westerly line of Marshall for the next three (3) courses and distances:

Thence, South 06°49'17" West, a distance of 371.32 feet to an existing iron pin;

Thence, South 05°30'10" West, a distance of 66.49 feet to an existing iron pin;

Thence, South 06°12'26" West, a distance of 383.78 feet to an existing iron pin;

Thence, along the southerly lines of Mark Marshall of record in Deed Book 10329, Page 553, R.O.D.C., Terry M. and Tessa J. Talley of record in Deed Book 10804, Page 217, R.O.D.C. and Karen King of record in Deed Book 9536, Page 828, R.O.D.C. for the next three (3) courses and distances:

Thence, South 82°47'50" East, a distance of 693.00 feet to an iron pin (set);

Thence, South 03°11'18" West, a distance of 58.09 feet to an iron pin (set);

Thence, South 80°00'52" East, a distance of 178.62 feet to an iron pin (set);

Thence, along or near the southerly lines of Karen King of record in Instrument Number 20041007121235, R.O.D.C., and Karen King of record in Deed Book 9536, Page 828, R.O.D.C., for the next two (2) courses and distances:

Thence, South 52°35'17" East, a distance of 43.97 feet to an iron pin (set);

Thence, South 37°47'35" East, a distance of 1797.34 feet to an existing iron pin;

Thence, along or near the westerly line of Frank A. Millraney of record in Deed Book 401, Page 428, R.O.W.C. and Deed Book 5818, Page 913, R.O.D.C., South 06°24'59" West, a distance of 902.82 feet to an existing iron pin;

Thence, along or near the northerly lines of RV Pulliam Sr, etux of Record in Deed Book 367, Page 56, R.O.W.C., Frank Millraney of record in Deed Book 339, Page 41, R.O.W.C., and Barry G. Holt, extux of record in Deed Book 2195, Page 339, R.O.W.C., North 82°12'01" West, a distance of 721.01 feet to an existing iron pin;

Thence, along or near the northerly line of Harold Thoni, etux of record in Deed Book 148, Page 402, R.O.W.C. North 76°24'02" West, a distance of 248.26 feet to an iron pin (set);

Thence, along or near the northerly of Clyde H. Lancaster Jr. etux, of record in Deed Book 1245, Page 623, R.O.W.C. and Herbert Holt Nichols of Record In Deed Book 2668, Page 934, R.O.W.C., North 79°19'46" West, a distance of 353.71 feet to an iron pin (set);

Thence, along or near the northerly line of Herbert Holt Nichols of record In Deed Book 2668, Page 934 and Deed Book 137, Page 216, R.O.W.C. North 80°15'01" West, a distance of 278.20 feet to an iron pin (set);

Thence, along the easterly line of Herbert Holt Nichols of record in Deed Book 137, Page 216, R.O.W.C., North 06°24'50" East, a distance of 1003.20 feet to an iron pin (set);

Thence, along or near the northerly line of Nichols, North 83°50'09" West, a distance of 558.94 feet to an iron pin (set);

Thence, along or near the easterly line of James N. McFarlin, etal of Record in Deed Book 1460, Page 558, R.O.W.C. and James N and William T. McFarlin of record in Deed Book 10386, Page 103, R.O.W.C. for the next six (6) courses and distances:

Thence, North 03°39'51" East, a distance of 165.00 feet to an iron pin (set);

Thence, North 52°20'09" West, a distance of 452.10 feet to an iron pin (set);

Thence, North 06°39'51" East, a distance of 874.50 feet to an iron pin (set);

Thence, North 25°20'09" West, a distance of 257.40 feet to an iron pin (set);

Thence, North 33°20'09" West, a distance of 346.50 feet to an iron pin (set);

Thence, North 03°39'51" East, a distance of 318.18 feet to the center of Burkitt Road (50' R.O.W.);

Thence, with the approximate center of Burkitt Road (50' R.O.W.) for the next two (2) courses and distances:

Thence, along a curve to left, having a central angle of 2°16'28", a radius of 5729.44 feet, an arc length of 328.30, and being subtended chord which bears South 81°21'22" East, a distance of 328.25 to an iron pin (set);

Thence, South 81°21'22" East, a distance of 527.50 feet to an iron pin (set);

Thence, South 06°49'17" West, a distance of 29.69 feet to the point of beginning.

Containing 4,204,300 Square Feet or 96.52 Acres, more or less.

Note to Assessor / Trustee:
Buyer has agreed to pay roll back taxes. Please send tax bill to Buyer