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THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

LIMITED WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 08:07 3 pgs
Fees:18.00 Taxes:3422.50
20050902-0105342

From: MARY G. SMITH and husband, ALLEN E. SMITH

To: BFC PROPERTIES, LLC

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
BFC Properties, LLC 304 Oldham Street Nashville, TN 37213	Same	Map 82-11 Parcel 150

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Twenty Five Thousand Dollars and 00/100 Dollars ($925,000.00).

Mary G. Smith
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of August, 2005.

Sally Elpers
Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-24-08

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, Mary G. Smith and husband, Allen E. Smith (who joins in the execution of this Limited Warranty Deed for the purpose of conveying any interest he may have in the property by virtue of his marriage to Mary G. Smith), as Grantors have bargained and sold, and by these presents do transfer and convey unto the said BFC Properties, LLC, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LOCATED in the 21st Civil District in Davidson County, Tennessee.

BEING Lot number 2 of the Resubdivision on Scobey Industrial Park from a survey prepared by S&A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee, dated April 15, 2002, as revised July 8, 2002, recorded August 7, 2002, in Book 20020807, Page 0095113 to which plan reference is made for a more complete description.

BEING all the same property conveyed to Mary G. Smith from Allen E. Smith by deed dated April 8, 1999, of record in Book 11257, Page 895, and deed dated April 26, 2002, recorded at instrument 20020501-0053589, all as corrected by Deed of Correction dated August 28, 2002, of record as instrument 20020829-0104544 Register's Office for Davidson County, Tennessee.

This is improved property, known as 304 Oldham Street, Nashville, Tennessee, 37213.

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 Grantors do covenant with the Grantee that the tract or parcel of land is free and clear from any encumbrance done or suffered by Grantors; and that Grantors will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantors.

IN WITNESS WHEREOF, the said Grantors have executed this Limited Warranty Deed this 29 day of August, 2005.

Mary G. Smith
MARY G. SMITH

Allen E. Smith
ALLEN E. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **MARY G. SMITH** and husband, **ALLEN E. SMITH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Sally Elpers
Notary Public

My Commission Expires:
5-24-08

