SATURN 2A 2SR
FILE BOX 7
SP 43909

Davidson County DEEDWARR
Recvd: 09/09/05 13:22 4 pgs
Fees:23.00 Taxes:3700.00
20050909-0108690

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 12 day of July, 2005.

Notary Public
My commission expires: 7/29/2006

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
BCP Properties 1853 Hoke Ct. Pinole, CA-94564	Same	85-4 / 42

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3, a Tennessee limited partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto BCP PROPERTIES, a Tennessee general partnership, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B, hereto.

This is improved property located at 3308 Lebanon Road, Hermitage, Tennessee 37076.

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 GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth in Exhibit B, hereto; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 its hand this 22nd day of July, 2005.

ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3

By: _____
General Partner

Title: 7-22-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared ALAN F. BACHRACH, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3, the within named bargainor, a Tennessee limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 22nd day of July, 2005.

_____
Notary Public
My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

PROPERTY DESCRIPTION
Dawn Villa Apartments

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing P.K. nail, said P.K. nail being approximately 400 feet southwest of the westerly right-of-way line of Hickory Hill Lane, at the intersection of the westerly property line of the property of Ellis H. Marshall, as of record in Deed Book 11335, Page 241, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, width varies;

Thence with the northerly right-of-way line of Lebanon Pike along a curve to the right, with an arc length of 153.84 feet, the radius of which is 1860.00 feet, the central angle of which is 04 Deg 44 Min 21 Sec, the chord of which is South 54 Deg 12 Min 21 Sec West, 153.80 feet to an iron rod set in the easterly property line of the property of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, as of record in Deed Instrument Number 20031105-0162340, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Lebanon Pike with the easterly property line of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, North 32 Deg 08 Min 08 Sec West, 211.05 feet to an iron rod set at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 7332, Page 812, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Emmanuel Evangelical Lutheran Church, North 55 Deg 17 Min 11 Sec East, 100.00 feet to a P.K. nail set;

Thence North 49 Deg 41 Min 11 Sec East, 225.80 feet to an iron rod set;

Thence South 40 Deg 29 Min 19 Sec East, 50.42 feet to an existing railroad spike at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 10223, Page 468, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Emmanuel Evangelical Lutheran Church, South 39 Deg 32 Min 24 Sec East, 46.59 feet to an iron rod set at a corner common with the property of said Ellis H. Marshall;

Thence with the northerly property line of Ellis H. Marshall, South 50 Deg 49 Min 50 Sec West, 199.67 feet to a P.K. nail set;

Thence with the westerly property line of Ellis H. Marshall, South 39 Deg 23 Min 08 Sec East, 118.26 feet to the POINT OF BEGINNING.

Containing 48,568 Square Feet (1.115 Acres more or less).

Being the same property conveyed to Alan F. Bachrach Family Limited Partnership #3 by Limited Warranty Deed of record as Instrument No. 20040223-0020542, said Register's Office and by Quitclaim Deed of record as Instrument No. 20040223-0020543, said Register's Office.

The foregoing property description is derived from a survey of Dawn Villa Apartments dated February 19, 2004, by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 04043-LKM.
wpdocs\bachrach\040548-4\property.des 071805

EXHIBIT A

EXCEPTIONS TO TITLE
Dawn Villa Apartments

1. Taxes for the year 2005 which have been prorated and will be paid by Grantee;

2. Subject to terms and conditions of Memorandum of Lease by and between John Downer and Web Service Company, Inc., of record in Book 11738, page 240, Register's Office for Davidson County, Tennessee.

3. Driveway and Parking Space Easement Agreement of record in Book 4931, page 498, said Register's Office.

4. Private water and sewer line use and maintenance rights and associated agreements reserved and granted in Installment Deed of record in Book 4454, page 276, Deed for an Easement for Sewer Line, Book 4209, page 576, and Deed of record in Book 5120, page 716, and as shown on said Survey, serving parcels 36 and 42 on Tax Map 85-04.

5. Such matters as are disclosed on the survey of R. Scott Cherry, Tennessee, No. 1512, Cherry Land Surveying, Inc., dated February 12, 2004, including the following:

   (a) Undocumented storm drainage easement and related ditch and culverts with termini on the south and northwest boundaries;

   (b) Undocumented power line easement serving properties other than the subject property;

   (c) Undocumented concrete curbing encroaches property at south boundary line;

   (d) Encroachment of three sheds and concrete pad on existing sanitary sewer easement;

   (e) Encroachment of parking lot and sign into Row of Stewart's Ferry Pike on northeast boundary.

