JC

Davidson County DEEDWARR
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Fees:43.00 Taxes:11205.01



20050930-0118007

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Ridgeview Heights, LLC<br>747 Timbercreek Drive<br>Cordova, Tennessee 38018 | Same | Map 163 / Parcel 122 |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RIDGEVIEW PROPERTIES, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to RIDGEVIEW HEIGHTS, LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B attached hereto), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 30th day of September, 2005.

RIDGEVIEW PROPERTIES

By: _____
Name: William S. Cochran
Title: Co-Managing Partner

By: _____
Name: Robert T. Cochran, Jr.
Title: Co-Managing Partner

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, William S. Cochran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Managing Partner of Ridgeview Properties, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:

5/23/09

JOHN S. SEEHORN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. MAY 23, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert T. Cochran, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Managing Partner of Ridgeview Properties, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:

5/23/09

JOHN S. SEEHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF SHELBY )

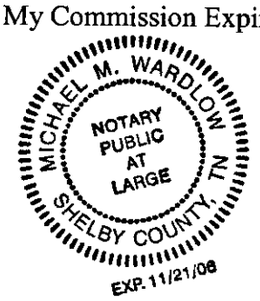
The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,028,380.00.

Peggy Ledford
Affiant

Sworn to and subscribed before me this 29th day of September, 2005.

Notary Public

My Commission Expires:



## EXHIBIT A

A tract of land in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:

Beginning at a 5/8" iron rod found in the South right of way line of Bell Road, said iron rod being the Northeast corner of the BELL FORGE COMMERCIAL PARK plat, Section Three, of record in Plat Book 6250, page 322.

Thence, with the said right of way line of Bell Road as follows: along an arc 175.92 feet to the left, having a radius of 1712.14 feet, the chord of which is North 42 Degrees 14 Minutes 00 Seconds East for a distance of 175.84 feet to a 5/8" iron rod found;

Thence, North 39 Degrees 22 Minutes 14 Seconds East a distance of 226.21 feet to a 5/8" iron rod found;

Thence, leaving said right of way line with the WILLIAM R. HARDING property, of record in Deed Book 3223, page 638, as follows:

South 82 Degrees 42 Minutes 58 Seconds East a distance of 370.05 feet to a 5/8" iron rod found;

Thence, North 38 Degrees 56 Minutes 13 Seconds East a distance of 215.03 feet to a 5/8" iron rod found;

Thence, with the NORMAN W. HARDING property, of record in Inst. No. 20040611-69621, as follows:

North 39 Degrees 07 Minutes 39 Seconds East a distance of 220.25 feet to a 5/8" iron rod found;

Thence, North 87 Degrees 18 Minutes 21 Seconds West a distance of 10.00 feet;

Thence, with the DANNY J. REED property, of record in Deed Book 4262, page 90 North 39 Degrees 22 Minutes 09 Seconds East a distance of 223.75 feet;

Thence, with THE CLUB AT HICKORY HOLLOW plat, of record in Plat Book 6250, page 838 South 82 Degrees 03 Minutes 21 Seconds East a distance of 1545.15 feet to a 4x4 concrete monument found, with lead disk;

Thence, with the PAUL ANTHONY HOOVER property, of record in Inst. No. 199912090301423, as follows:

South 08 Degrees 04 Minutes 34 Seconds West a distance of 349.27 feet to a 5/8" iron rod found;

Thence, South 74 Degrees 44 Minutes 59 Seconds East a distance of 331.33 feet to a 5/8" iron rod found;

Thence, South 08 Degrees 47 Minutes 59 Seconds West a distance of 784.39 feet to a 5/8" iron rod found;

Thence, with MUR-CI HOMES SUBDIVISION plat, of record in Plat Book 7900, page 447 as follows:

North 88 Degrees 26 Minutes 32 Seconds West a distance of 432.58 feet to 5/8" iron rod found;

Thence, South 01 Degrees 28 Minutes 45 Seconds West a distance of 240.43 feet to a ½ iron rod found at the end of Baby Ruth Lane;

Thence, with the said right of way line of Baby Ruth Lane, and the ROBERT T. COCHRAN, JR. property, of record in Deed Book 7376, page 414 North 89 Degrees 11 Minutes 45 Seconds West a distance of 78.55 feet;

Thence, with BABY RUTH LANE ESTATES plat, Section Two, of record in Plat Book 11190, page 102, as follows:

South 62 Degrees 29 Minutes 28 Seconds West a distance of 219.99 feet to a 3/8" iron rod found;

Thence, South 62 Degrees 24 Minutes 48 Seconds West a distance of 108.15 feet;

Thence, South 61 Degrees 14 Minutes 49 Seconds West a distance of 474.74 feet to a 5/8" iron rod found;

Thence, with said BABY RUTH LANE ESTATE plat, and with BABY RUTH LANE ESTATE plat, Section One, of record in Plat Book 9700, page 611 South 9 Degrees 38 Minutes 55 Seconds West a distance of 622.52 feet to a 5/8" iron rod found;

Thence, with the JACK NIXON property, of record in Deed Book 9426, page 394 and that part of BELL FORGE VILLAGE III, as shown on Tax Map 163 North 67 Degrees 06 Minutes 13 Seconds West a distance of 261.64 feet to a 1" iron rod found;

Thence, with said BELL FORGE VILLAGE III and BELL FORGE VILLAGE III plat, Section Five, of record in Plat Book 6900, page 632 North 50 Degrees 57 Minutes 56 Seconds West a distance of 472.09 feet to a ¾" iron rod found in the east right of way line of Bell Forge Parkway;

Thence, with said right of way line and BELL FORGE VILLAGE III plat, Section Five North 50 Degrees 51 Minutes 55 Seconds West a distance of 214.02 feet to a ½" iron rod found;

Thence, with the F.E. DAVENPORT property, of record in Deed Book 10182, page 129 North 25 Degrees 00 Minutes 13 Seconds West a distance of 686.39 feet to a 4x4 concrete monument found, with lead disk;

Thence, with said BELL FORGE COMMERCIAL PARK plat, North 24 Degrees 15 Minutes 59 Seconds West a distance of 786.44 feet and the POINT OF BEGINNING.

The above described parcel contains 100.65 acres (4,384,128 sq. ft.).

The foregoing legal description was derived from an ALTA Land Title Survey (File No. 4212alt.dgn; Project No. 24212.00) prepared and certified on September 19, 2005 by Kenneth A. Bau (Registration Number 2019) of Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

BEING THE SAME property conveyed to Grantor by deed from the Robert T. Cochran Residuary Trust of record as Instrument No. 20050519-0056816, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

1. Taxes for the year 2005, a lien, which are not yet due and payable. Map 163, Parcel No. 122.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, page 832 and Book 6764, page 706 in the Register's Office for Davidson County, Tennessee (the "Register's Office").

3. Greenbelt recorded in book 10715, page 499 in the Register's Office.

4. Lien(s) of any rollback taxes which may become due and payable under the provisions of the Tennessee Agricultural, Forest and Open Space Act of 1976, and particularly Tenn. Code Ann. § 67-5-1008, as the result of the conversion in use of the real estate hereby conveyed from its use as "Agricultural Land", "Forest Land", or "Open Space Land" as defined in said Act. Grantor shall be responsible to pay the portion of any rollback taxes assessed against the real estate hereby conveyed for any period of time prior to the date of this deed. Grantee shall be responsible to pay the portion of any rollback taxes assessed against the real estate hereby conveyed for any period of time beginning on, and continuing after, the date of this deed.

5. Matters shown the ALTA Land Title Survey (File No. 4212alt.dgn; Project No. 24212.00) prepared and certified on September 19, 2005 by Kenneth A. Bau (Registration Number 2019) of Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.