Davidson County DEEDWARR
Recvd: 10/07/05 10:33 4 pgs
Fees:23.00 Taxes:11951.74

20051007-0121281

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,230,200.00.

Affiant

Subscribed and sworn to before me this the 5th day of October, 2005.

Notary Public
My commission expires: September 22, 2007

NOTARY PUBLIC AT LARGE
Sharon H. Gibbs
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Alan F. Bachrach Family Limited Partnership #1 P.O. Box 50701 Nashville, TN 37205	Same	149 / 86 149-4 / 165

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, CHARLES D. WHORLEY, WILLARD O. TIRRILL, III, and BETTY HILLIS WILLIAMS, hereinafter collectively called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #1, a Tennessee limited 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 2570 Murfreesboro Road, Nashville, Tennessee.

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 said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth in Exhibit B hereto; and GRANTORS do further covenant and bind themselves, their 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 GRANTORS, but not otherwise. GRANTORS further acknowledge, represent, and warrant to GRANTEE that they were the sole members of Priest Lake Manor, LLC, a Tennessee limited liability company, at the time of its dissolution, and that they are the successors-in-interest in and to, and the sole owners of, the Property.

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 our hands this 5th day of October, 2005.

Charles D. Whorley

Charles D. Whorley

Willard O. Tirrill III, by Mary Olivia G. Tirrill attorney-in-fact

Willard O. Tirrill, III, by Mary Olivia G. Tirrill, Attorney-in-fact, pursuant to that Durable General Power of Attorney of record as Instrument No. 20030826-0123329, RODC.

Betty Hillis Williams

Betty Hillis Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon H. Gibbs, a Notary Public in and for said County and State, the within-named CHARLES D. WHORLEY, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 5th day of October, 2005.

SHARON H. GIBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharon H. Gibbs
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Sharon H Gibbs
Notary Public
My Commission Expires: Sept. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon H. Gibbs, a Notary Public in and for said County and State, the within named MARY OLIVIA G. TIRRILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLARD O. TIRRILL, III, who acknowledged that she executed the same as the free act and deed of said WILLARD O. TIRRILL, III.

WITNESS my hand and seal in Nashville, Tennessee, this the 5th day of October, 2005.

SHARON H. GIBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharon H. Gibbs
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Sharon H Gibbs
Notary Public
My Commission Expires: Sept. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon H. Gibbs, a Notary Public in and for said County and State, the within-named BETTY HILLIS WILLIAMS, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 5th day of October, 2005.

SHARON H. GIBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharon H. Gibbs
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Sharon H Gibbs
Notary Public
My Commission Expires: Sept. 22, 2007

PROPERTY DESCRIPTION

Land lying in the Second Civil District of Davidson County, Tennessee, and being more fully described according to a survey made by Charles B. Mosley, Jr., dated June 21, 1984, as follows:

Beginning at an iron pin on the northerly margin of Murfreesboro Pike, approximately 622 feet northwest of the intersection of the northerly margin of Murfreesboro Pike with the northerly margin of Rural Hill Road; thence, with Murfreesboro Pike, a curve to the left having a central angle of 04 degrees 52 minutes 09 seconds, radius of 1939.86 feet, 164.86 feet to an iron pin, the beginning of an offset in the right-of-way of Murfreesboro Pike; thence, with said offset, North 50 degrees, 42 minutes, 32 seconds East, 11.86 feet to an iron pin; thence, continuing with Murfreesboro Pike, a curve to the left having a central angle of 06 degrees 58 minutes 08 seconds, radius of 1959.86 feet, 238.38 feet to an iron pin; thence, North 50 degrees 52 minutes 24 seconds West, 31.17 feet to an iron pin; thence leaving Murfreesboro Pike, North 44 degrees 51 minutes 22 seconds East, 330.80 feet to an iron pin; thence North 50 degrees 52 minutes 24 seconds West, 82.23 feet to an iron pin; thence, North 45 degrees 20 minutes 39 seconds East, 837.97 feet to an iron pin; thence, South 41 degrees 40 minutes 39 seconds East, 73.07 feet to an iron pin; thence, North 70 degrees 20 minutes 50 seconds East, 53.38 feet to an iron pin; thence, South 28 degrees 52 minutes 52 seconds East, 77.21 feet to an iron pin; thence, South 35 degrees 04 minutes 38 seconds West, 33.27 feet to a concrete monument; thence South 38 degrees 04 minutes 41 seconds West, 513.26 feet to a concrete monument; thence, South 50 degrees 32 minutes 58 seconds East, 199.95 feet to an iron pin in concrete; thence, South 38 degrees 39 minutes 02 seconds West, 665.90 feet to the point of beginning, and containing 8.9506 acres, more or less.

Being the same property conveyed to Charles D. Whorley, Willard O. Tirrill, III, and Betty Hillis Williams by Quitclaim Deed of record as Instrument No. 20051007-0121280, Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXCEPTIONS TO TITLE:

1. Taxes for the current year which have been prorated and are being paid at closing.

2. Restrictive covenants of record in Book 1533, page 235, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5377, page 640, Register's Office for Davidson County, Tennessee.

4. Terms and Conditions of Rights Retained for Use of Private Disposal System as set forth in Book 4401, page 627, Register's Office for Davidson County, Tennessee.

5. The Plan of record in Plat Book 5190, page 461, said Register's Office.

6. Laundry Lease of record in Book 11518, page 439, said Register's Office.

EXHIBIT B