Davidson County DEEDWARR
Recvd: 12/05/05 08:25 3 pgs
Fees:18.00 Taxes:777.00
20051205-0145447

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
ANCHOR PROPERTY HOLDINGS, LLC
3716 Dickerson Road
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 40
PARCEL 64.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John E. Burks, as to a 1/4th undivided interest, and Mary Louise Burks Reasonover and husband, Harold E. Reasonover as to a 3/4/ undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANCHOR PROPERTY HOLDINGS, LLC, hereinafter called the 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"

This is part of the same description as in previous deeds of record.
This conveyance subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5141, Page 669; Joint Access Easements of record in Book 7441 Page 742; Book 7441, Page 752; and Book 7441, Page 749, said Register's Office.
Taxes for 2005 have been pro-rated and paid.

This is unimproved property known as 3146 Blevins Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ANCHOR PROPERTY HOLDINGS, LLC, its successors and assigns, forever; and we, John E. Burks, Mary Louise Burks Reasonover and Harold E. Reasonover, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs 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 whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of November, 2005.

John E. Burks

Mary Louise Burks Reasonover

Harold E. Reasonover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John E. Burks, Mary Louise Burks Reasonover and Harold E. Reasonover, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 2005.

Gene W. Flood
NOTARY PUBLIC



My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 210,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of November, 2005.

Gene W. Flood
NOTARY PUBLIC
My Commission Expires: 3/22/2008

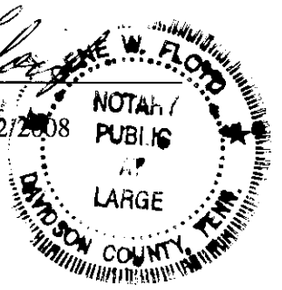


EXHIBIT "A"

MAP 40 PARCEL 64
LEGAL DESCRIPTION

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

1) Beginning at a iron fence post, the northeast corner of the Anchor Property Holdings property of record in Book 20041012, Page 0122783, R.O.D.C.T., in the southern margin of Blevins Road (being 30 feet from the centerline), the most north-northwest corner of this tract, thence along the southern margin of Blevins Road (parallel and 30 feet from the centerline), South 63 deg. 39 min. 42 sec. East, 358.21 feet to a new iron pin,
2) thence continuing along the southern margin of Blevins Road (parallel and 30 feet from the centerline), South 01 deg. 34 min. 04 sec. East, 45.54 feet to an old concrete monument,
3) thence continuing along the southern margin of Blevins Road, South 63 deg. 39 min. 42 sec. East, 56.58 feet to a new iron pin,
4) thence continuing along the southern margin of Blevins Road, North 01 deg. 34 min. 04 sec. West, 45.54 feet to a new iron pin,
5) thence continuing along the southern margin of Blevins Road (parallel and 30 feet from the centerline), South 63 deg. 39 min. 42 sec. East, 49.52 feet to an old concrete monument, the most north-northwest corner of the Robert E. and Mary D. Burks; Harold E. and Mary Louise Reasoner property of record in Book 4265, Page 856, R.O.D.C.T.,
6) thence along the line with Robert E. and Mary D. Burks; Harold E. and Mary Louise Reasoner, South 02 deg. 00 min. 22 sec. East, 218.11 feet to a point in the center of the creek, the northeast corner of the Harold E. Reasoner property of record in Book 9008, Page 740, R.O.D.C.T.,
7) thence along the line with Harold E. Reasoner, South 72 deg. 05 min. 39 sec. West, 493.90 feet to a new iron pin,
8) thence continuing along the line with Harold E. Reasoner, North 83 deg. 27 min. 55 sec. West, 841.80 feet to a new iron pin, the northeast corner of the Forrest Butler property of record in Book 9482, Page 78, R.O.D.C.T.,
9) thence along the line with Forrest Butler, North 05 deg. 42 min. 11 sec. East, 110.00 feet to a point in the center of the creek, the southwest corner of the Anchor Property Holdings property of record in Book 20041012, Page 0122783, R.O.D.C.T.,
10) thence along the line with Anchor Property Holdings, North 85 deg. 16 min. 00 sec. East, 132.00 feet to a point in the center of the creek,
11) thence continuing along the line with Anchor Property Holdings, South 06 deg. 27 min. 00 sec. West, 30.00 feet to a point,
12) thence continuing along the line with Anchor Property Holdings, South 85 deg. 15 min. 29 sec. East, 741.40 feet to a fence post corner,
13) thence continuing along the line with Anchor Property Holdings, North 00 deg. 35 min. 00 sec. East, 450.80 feet to the beginning, containing 6.108 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 11-28-2005.

BEING the same property conveyed to the heirs of Nellie Sue Atwood Burks, of record in Davidson County Probate Court, Docket No. 75233 and being the same one fourth (1/4) interest conveyed to Harold E. Reasonover and wife, Mary Louise (Burks) Reasonover in Book 9008, Page 731, said Register's Office, and being the additional one fourth (1/4) interest conveyed to Mary Louise Burks Reasonover in Book 7960, Page 228, Register's Office for Davidson County, Tennessee.