Davidson County DEEDWARR
Recvd: 12/16/05 14:16 4 pgs
Fees:23.00 Taxes:3237.50

20051216-0151332

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C.
COMMERCE CENTER, SUITE 1000
211 COMMERCE STREET, NASHVILLE, TN 37201

GRANTOR: CHEEK FAMILY INVESTMENTS, LLC

GRANTEE: BRANSFORD LOT 21 PARTNERS

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel No.
Bransford Lot 21 Partners	Ridley Wills	116-10; 44;
6949 Charlotte Pke Suite 206	6949 Charlotte Pike Suite 206	116-9; 87
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($ 10.00), cash in hand paid by **BRANSFORD LOT 21 PARTNERS, GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHEEK FAMILY INVESTMENTS, LLC**, a Tennessee limited liability company, **GRANTOR**, does hereby bargain, sell and convey to Grantee, its successors and assigns, the following described parcel of real estate located in Davidson County, Tennessee, more fully described in **Exhibit A**, attached hereto and made a part hereof by this reference (the "Property").

The Property is unimproved property located at 211 Deer Park Circle (Map 116-10; Parcel 44) and Harding Pike (Map 116-9, Parcel 87), Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: Eight Hundred Seventy-Five Thousand Dollars ($875,000.00.)

Ridley Wills III
Affiant

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Sworn to and subscribed before me, this 15 day of December, 2005.

Linda Brake
Notary Public

My Commission Expires: 5/24/08

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of December, 2005.

CHEEK FAMILY INVESTMENTS, LLC

By: Ann V. Poindexter, Mgr.

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, LINDA BRAKE, a Notary Public in and for the State and County aforesaid, personally appeared Ann V. Poindexter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of Cheek Family Investments, LLC, the within named bargainor, a limited liability company, and that she, as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Chief Manager.

WITNESS my hand and seal at office, on this the 15 day of December,2005.

Linda Brake
Notary Public

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
5/24/08

Exhibit A

Property Description

Tract No. I:
Being Lot numbered "Thirty-Eight" in A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in First Bell Subdivision as of record in Book 421, page 139, of the Register's Office for Davidson County, Tennessee. Said Lot No. 38 fronts 200 feet on the easterly side of the Harding Road, and extends back in an easterly direction between lines 212 feet on its southerly margin and 220 feet on its northerly margin to Deer Park Drive in said plan, measuring 200 feet on said Deer Park Drive.

Tract No. I being part of the same property conveyed to Joel O. Cheek, Jr. by deed from Anna Mary Bransford and husband, Johnson Bransford, of record in book 749, page 16, Register's Office for Davidson County, Tennessee, the said Joel O. Cheek, Jr. having since died.

Tract No. II:
Being the southerly parts of Lots Numbered "Twenty-One" (21) and "Thirty-Seven" (37) on the Map of A. M. Bransford's Subdivision of Lots No. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision as of record in Book 421, page 139, of the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 21 fronts seventy five (75) on the westerly side of Deer Park Circle and runs back 348 feet more of less on the north line and 350 feet more or less on the south line to Deer Park Drive and measures 140 feet on said drive, said part of said Lot No. 37 fronts 240 feet on the easterly side of the Harding Road and runs back easterly between lines 222 feet more or less on the north line and 220 feet more or less on the south line to Deer Park Drive and measures 150 feet on said Deer Park Drive.

Tract II being the same property conveyed to Joel O. Cheek, Jr. by deed from Houston E. Sexton and Charles L. Sexton, partners composing the firm of Sexton Improvement Company, and Houston E. Sexton and wife Saidee H. Sexton; Charles L. Sexton and wife, Alice C. Sexton and Church L. Sexton and wife Nora H. Sexton, of record in Book 749, page 17, said Register's Office, the same Joel O. Cheek, Jr. having since died.

Said Tracts I and II being part of the same property conveyed to Cheek Family Investments, LLC, by deed dated August 5, 2004, and recorded as Instrument No. 20040811-0097080 in said Register's Office. The descriptions used in this deed are the same as used in the last mentioned deed, there being no new survey.

Exhibit B

Encumbrances

1. Ad valorem real property taxes for 2006 and subsequent years, such taxes for 2005 being prorated in connection with this transfer.

2. Easements, Restrictions and conditions set forth in document of record in Book 482, page 450 and Book 523, page 300, Register's Office for Davidson county, Tennessee.

3. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4419, page 306, said Register's Office.

4. Easement for Sanitary Sewer of record in Book 5786, page 945, said Register's Office.