Davidson County DEEDWARR
Recvd: 12/16/05 14:19 4 pgs
Fees:23.00 Taxes:3237.50
20051216-0151335

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 22 PARTNERS

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel No.
Bransford Lot 22 Partners	Rioley Wills	116-10; 45
6949 Charlotte Pike Suite 206	~~[illegible]~~ 6949 Charlotte Pike Suite 206	
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 22 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 on Deer Park Drive, 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.)

Riley Wills III
Affiant

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

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

Being Lot numbered "Twenty-Two" 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. 22 fronts 200 feet on the easterly side of Deer Park Drive and extends back in an easterly direction between lines 395 feet more or less on its southerly margin and 350 feet more or less or its northerly margin to Deer Park Circle in said plan, measuring 60 feet on said Deer Park Circle.

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.

Also 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 description 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.