25-1-612

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/29/05 09:45 3 pgs
Fees:18.00 Taxes:3052.50
20051229-0155955

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
M.J. Frick 124 Reynolds Road Franklin, TN 37064	New Owner	133-00-0-003.03

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Bulldog Trousdlae, LLC, a Tennessee limited liability company hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto M.J. Frick, a Tennessee resident hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee at Radnor, more particularly described as follows:

Commencing at a point in the center of Trousdale road, which point is located by the extension westwardly of the property line between a tract of land conveyed to G.P. Rose and Company by Grantor by deed of April 23, 1958 and a tract of land conveyed to Georgia Mississippi Corporation by the Grantor by deed of July 29, 1955 recorded in Book 2444, page 301, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the center of Trousdale Road a distance of 68 feet to a point; thence in a westerly direction along the line at right angles to Trousdale Road a distance of 25 feet to a point in the west line of Trousdale Road; the point of beginning of this description; thence north 1 degree 51 minutes east along the west line of Trousdale Road a distance of 300 feet to a point; thence north 88 degrees 09 minutes west along a line at right angles to Trousdale Road a distance of 163.26 feet; thence south 5 degrees 35 minutes east along the line forming an interior angle of 82 degrees 34 minutes with last named course, a distance of 176.66 feet to a point; thence south 00 degrees 39 minutes east forming an interior angle of 184 degrees 56 minutes with last named course a distance of 125 feet to a point; thence south 88 degrees 09 minutes east forming an interior angle of 92 degrees 30 minutes with the last named course and along

the line at right angles to Trousdale Road a distance of 135 feet to the point of beginning, containing 1.006 acres, more or less.

Being the same property conveyed to Bulldog Trousdale, LLC by Deed of record as Instrument Number 20031029-0159486, Register's Office for Davidson County, Tennessee.

This is improved property known as 3649-3651 Trousdale Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Real property taxes for the year 2005, which have been prorated and assumed by Grantee; and

2. Rights of parties in possession pursuant to unrecorded leases.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 21st day of December, 2005.

"GRANTOR"

Bulldog Trousdale, LLC,
a Tennessee limited liability company

By: _____
Cason A. Dickinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHRISTINA A. CURRIER, a Notary Public, Cason A. Dickinson, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of Bulldog Trousdale, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 21st day of December, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/24/07

CHRISTINA ANNE CURRIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Twenty Five Thousand and No/100 Dollars ($825,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 21st day of December, 2005.

Notary Public

My Commission Expires:
11/24/07

CHRISTINA ANNE CURRIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007