Record and Return To:
Smith.Sholar.Associates,PLLC
846 Conference Drive Ste. 4
Goodlettsville, TN 37072

2.13

Davidson County DEEDWARR
Recvd: 01/06/06 08:52 3 pgs
Fees:17.00 Taxes:0.00

20060106-0001957

WARRANTY DEED

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 613067
Rec'd: 15.00 Instrument #: 750189
State: 37.00
Clerk: 1.00 Recorded
EDP: 2.00 6/2/2005 at 2:13 PM
Total: 55.00 in
Record Book 2260 Pgs 825-827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 3-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BCK Holdings, LLC (NAME)	SAME (NAME)	MAP 120 K-C } Sumner Co.
8301 Glidewell Road (ADDRESS)	(ADDRESS)	PARCEL 016
~~Cross PLAINS, TN 37049~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	P/o map 7 Parcel 89 } Davidson Co. 1/o map 7 Parcel 90

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold M. Spears, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BCK Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land mostly in the 6th Civil District of Sumner County and partially in the 10th Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Harold M. Spears in Book 613, Page 769 Register's Office for Sumner County, Tennessee, more accurately described according to the plat of Willow Creek Section I as of record in Plat Book 16, page 32. Register's Office for Sumner County, Tennessee, dated 6/28/96 as follows:

Beginning at an iron pin in the westerly margin of Brookview Circle, said pin being the most northeasterly corner of the herein described tract and a common corner to Lot 21 (PB 16, PG 121 ROSCT); Thence with said Margin S 11 22' 51" E, 363.44' to an iron pin; Thence with the same and a curve to the left (I = 23 44' 10", R = 729.93', CB = S 23 14' 26" E, LC = 300.23') to a curve distance of 302.39' to an iron pin; Thence with the same and a curve to the left (I = 30 09' 05", R = 187.89', CB = S 50 11' 33" E, LC = 97.74) for a curve distance of 98.87' to an iron pin; Thence with the same and a curve to the right (I = 76 24' 59", R = 25.00', CB = S 27 03' 36" E, LC = 30.93') for a curve distance of 33.34' to an iron pin in the westerly margin of Willow Ct.; Thence with the same S 11 08' 53" W, 48.04' to an iron pin; Thence the same and a curve to the left (I = 61 02' 14", R = 125.00', CB = S 19 22' 14" E, LC = 126.96') for a curve distance of 133.17' to an iron pin; Thence with the

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4.3 Acres Willow Creek, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 25th day of May 2005

Harold M. Spears, Trustee

ENTERED
John C. Isbell
PROPERTY ASSESSOR

JUN 03 2005

GP 120 K-C-16
MAP GP CTL PAR

LEGAL DESCRIPTION CONTINUATION

same S 49 53' 21" E, 128.29' to an iron pin; Thence now leaving said margin S 50 24' 54" W, 102.65' to a point in Mansker Creek; Thence with same for the next 4 (four) calls:

1) N 34 44' 28" W, 108.47'
2) N 47 44' 55" W, 55.05'
3) N 59 37' 04" W, 80.22'
4) N 44 37' 29" W, 77.71'

Thence now leaving said creek N 88 03' 42" W, 31.15' to an iron pin in the easterly margin of Tinnin Road; Thence with the same N 35 07' 01" W, 81.85' to an iron pin; Thence with the same and a curve to the right (I = 31 06' 00", R = 929.93', CB = N 19 34' 01" W, LC = 498.59') for a curve distance of 504.76' to an iron pin; Thence with the same N 04 01' 36" W, 246.28' to an iron pin, said pin being the most southwesterly corner of said Lot 21; Thence with the south line of said lot 21 N 78 37' 09" E, 160.81' to the point of beginning containing 4.367 acres more or less.

The above described tract is not an approved building site as of this date and is subject to any and all easements of records as well as those shown on the plat of said Willow Creek, Section I.

BEING a part of the same property conveyed to Harold M. Spears, Trustee by Warranty Deed from SunTrust Bank, Nashville, N.A. a national banking association and Ben F. Cockrill, of record in Book 576, page 674, Register's Office for Sumner County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Also being a part of the same property conveyed to Harold M. Spears, Trustee by Special Warranty Deed from SunTrust Bank, Nashville, N.A. of record in Book 9995 Page 506, Register's office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold M. Spears, Trustee

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May, 2005.

Commission expires ~~Commission Expires~~ NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

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