10:40

Davidson County DEEDWARR
Recvd: 01/13/06 14:07 3 pgs
Fees:17.00 Taxes:0.00

20060113-0005561

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 631227
Rec'd: 15.00 Instrument #: 778471
State: 249.75
Clerk: 1.00 Recorded
EDP: 2.00 1/6/2006 at 10:40 am
Total: 267.75 in
Record Book 2419 Pgs 746-748

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF January, 2006.

Shari L. Wilkes

Notary Public
MY COMMISSION EXPIRES
File No. G5-6530S

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER CO., TENN. COMM. EXP. 2-4-07

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 778471
Recorded 1/6/2006 at 10:40 am
in Record Book 2419
Pgs 746-748

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William O. Bostick and Thelma R. Bostick, husband and wife	William O. Bostick	120K-C-16.00 Sumner Co
(NAME)	(NAME)	p/o 7-89 } Davidson Co.
4.3 Acres Willow Creek	132 Joshua's Run	p/o 7-90 }
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **BCK Holdings, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William O. Bostick and Thelma R. Bostick, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4.3 Acres Willow Creek, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 4th day of January, 2006.

CB Hellmann, Jr., Treasurer

BCK Holdings, LLC BY: Charles B. Hellmann, Jr., Treasurer

ENTERED
John C. Isbell
PROPERTY ASSESSOR

64 JAN 06 2006
120K-C-16
MAP__GP__CTL__PAR__

Ref. Quitclaim, Deed Book, Page

STATE OF TENNESSEE

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named BCK Holdings, LLC, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of January, 2006.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles B. Hellmann, Jr., Treasurer for BCK Holdings, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Treasurer of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of January, 2006.

My Commission Expires: 3/25/06

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of January, 2006.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

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 South 11 degrees 22 minutes 51 seconds East 363.44 feet to an iron pin; thence with the same and a curve to the left (I=21 degrees 44 minutes 10 seconds, R=729.39 feet, CB= South 23 degrees 14 minutes 26 seconds East, LC= 300.23 feet) to a curve distance of 302.39 feet to an iron pin; thence with the same and a curve to the left (I= 30 degrees 09 minutes 05 seconds, R= 187.89 feet, CB= South 50 degrees 11 minutes 33 seconds East, LC= 30.93 feet) for a curve distance of 98.87 feet to an iron pin; thence with the same and a curve to the right (I= 76 degrees 24 minutes 59 seconds, R= 25.00 minutes, CB= South 27 degrees 03 minutes 36 seconds East, LC= 30.93 feet) for a curve distance of 33.34 feet to an iron pin in the westerly margin of Willow Court; thence with the same South 11 degrees 08 minutes 53 seconds West 48.04 feet to an iron pin; thence the same and a curve to the left (I= 61 degrees 02 minutes 14 seconds, R= 125.00 minutes, CB= South 19 degrees 22 minutes 14 seconds, East, LC= 126.96 feet) for a curve distance of 133.17 feet to an iron pin; thence with the same South 49 degrees 53 minutes 21 seconds East, 128.29 feet to an iron pin; thence now leaving said margin, South 50 degrees 24 minutes 54 seconds West, 102.65 feet to a point in the Mansker Creek; thence with same for the next 4 (four) calls:

1) North 34 degrees 44 minutes 28 seconds West, 108.47 feet;
2) North 47 degrees 44 minutes 55 seconds West, 55.05 feet;
3) North 59 degrees 37 minutes 04 seconds West, 80.22 feet;
4) North 44 degrees 37 minutes 29 seconds West, 77.71 feet;

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

Being the same property conveyed to BCK Holdings, LLC, by Deed from Harold M. Spears, dated May 25, 2005, of Record in Book 2260, Page 825, Register's Office for Sumner County, Tennessee, and by Deed of Record in Instrument # 20060106-0001957 Registers office for Davidson County, TN.