Davidson County DEEDWARR
Recvd: 01/19/06 14:07 4 pgs
Fees:23.00 Taxes:1850.00
20060119-0007407

LL# 7659
This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JOHN HILL 1223 General McArthur Dr. Brentwood TN 37027	SAME	Map: 105 Parcel: 16/238 16/284 16/286

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BLEVINS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOHN HILL, (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, 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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

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 hand this 12 day of January, 2006.

BLEVINS FAMILY LIMITED PARTNERSHIP,
a Tennessee limited Partnership

By: J. William Blevins
J. William Blevins, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, J. William Blevins, 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 general partner of Blevins Family Limited Partnership, a Tennessee limited partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand at office, this 12th day of January, 2006.

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $500,000.00.

Affiant

Subscribed and sworn before me this 17 day of January, 2006.

NOTARY PUBLIC

My Commission Expires 1-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being: (1) Lot One on the Final Plat of SSS Property, as of record in Plat Book 6900, page 230, at the Register's Office for Davidson County, Tennessee; (2) Lot Four on the Final Plat of the Resubdivision of a portion of Lot One South Highland Subdivision, as of record in Plat Book 4060, page 163, at the Register's Office for Davidson County, Tennessee; and (3) that certain property conveyed to Donald R. Shaw, of record in Deed Book 6000, page 152, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a P.K. nail set at the intersection of the easterly property line of the property of John R. and Holly H. Hill, as of record in Instrument Number 20020430-0052568, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Thence with the southerly right-of-way line of Polk Avenue, South 86 deg. 32 min. 30 sec. East, 178.15 feet to a P.K. nail set at a corner common with the property of Larry Snedeker, et. al., as of record in Deed Book 7431, , page 955, at the Register's Office for Davidson County, Tennessee, also being Lot Two on said Final Plat of SSS Property;

Thence leaving the southerly right-of-way line of Polk Avenue with the westerly property line of Larry Snedeker, et. al., South 04 deg. 59 min. 25 sec. West, 150.83 feet to an iron pin set at a corner common with the property of Ronald C. Shacklett, et. al., as of record in Deed Book 6011, page 957, at the Register's Office for Davidson County, Tennessee, also being Lot Three on said Final Plat of SSS Property;

Thence with the northerly property line of Ronald C. Shacklett, et. al., South 48 deg. 57 min. 37 sec. West, 3.70 feet to an iron rod set at a corner common with the property of Wills-Brooks Investments, L.P., as of record in Deed Book 11274, page 378, at the Register's Office for Davidson County, Tennessee, also being Lot Five on said Final Plat of the Resubdivision of a portion of Lot One South Highland Subdivision;

Thence with the northerly property line of Wills-Brooks Investments, L.P., North 83 deg. 58 min. 19 sec. West 75.43 feet to a P.K. nail set;

Thence North 69 deg. 07 min. 33 sec. West 95.98 feet to a P.K. nail set;

Thence with the westerly property line of Wills-Brooks Investments, L.P., South 38 deg. 31 min. 53 sec. West, 123.12 feet to a P.K. nail set in the northerly right-of-way line of Carson Street, 50 feet in width;

Thence with the northerly right-of-way line of Carson Street, North 51 deg. 28 min. 07 sec. West, 142.51 feet to a chiseled "X" on top of a wall at a corner common with the property of Jerry Winford Hammock, as of record in Deed Book 4537, page 938, at the Register's Office for Davidson County, Tennessee.

Thence leaving the northerly right-of-way of Carson Street with the southerly property line of Jerry Winford Hammock, North 37 deg. 41 min. 13 sec. East, 30.28 feet to a chiseled "X" on top of a wall;

Thence North 71 deg. 42 min. 41 sec. East, 72.43 feet to a chiseled "X" on top of a wall at a corner common with said John R. and Holly H. Hill;

Thence with the southerly property line of John R. and Holly H. Hill, South 68 deg. 47 min. 18 sec. East, 99.19 feet to a P.K. nail set;

Thence with the easterly property line of John R. and Holly H. Hill, North 05 deg. 25 min. 27 sec. East, 118.57 feet to the Point of Beginning. Containing 38,799 square feet (0.891 Acres more or less).

BEING the same property conveyed to The Blevins Family Limited Partnership, by deed of record in Instrument No. 200304030044279, at the Register's Office for Davidson County, Tennessee.
North based on bearings from Final Plat of SSS Property, as of record in Plat Book 6900, page 230, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. 2006 property taxes; a lien not yet due and payable.

2. Plat of record in Plat Book 4060, Page 163, Register's Office for Davidson County, Tennessee.

3. Plat of record in Plat Book 6900, page 230, Register's Office for Davidson County, Tennessee.

4. Party Wall Agreement as of record in Instrument No. 20030122-0008611, said Register's Office.

5. Easement of record in Instrument No. 20040325-0033631, said Register's Office.