Davidson County DEEDWARR
Recvd: 03/01/06 14:51 5 pgs
Fees:28.00 Taxes:17760.00
20060301-0023782

This instrument must be recorded in the Register's Office of the County where the property below is located.

Name and Address of Owner:	Map and Parcel Numbers:
BelCar Properties, LLC 111 Signature Place Lebanon, TN 37087	Map 15, Parcel 7.00
Name and Address of Persons Responsible for Taxes:	**This Instrument Prepared On Information Furnished by the Parties By:**
Same as above	Don O. Johnson, Attorney O'MARA & JOHNSON, P.L.L.C. 317 West Spring Street Cookeville, TN 38501 (931) 526-8812

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

FALLS CREEK, LLC

hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and does hereby transfer and convey all my right, title and interest unto

BELCAR PROPERTIES, LLC

their heirs and assigns, hereinafter referred to as "Grantee", whether one or more, all their right, title and interest in and to certain real estate located in the First Councilman District of Metropolitan Nashville, Tennessee, described as follows, to-wit:

Land lying in the First Councilman District of Metropolitan Nashville and Davidson County, Tennessee, formerly being within the 14th Civil District of Davidson County, and being located north of Interstate Highway I-24, and west of Whites Creek Pike (State Route 65), and being further described according to a survey by Wm. Robert Seigenthaler, dated January 29, 2004, as follows:

Beginning at an iron pin in the west margin, or right of way, of Whites Creek Pike (State Route 65), said right of way being 60 feet wide; and said beginning point also being the northeast

corner of the herein described property, and also being the southeast corner of the property conveyed to Gayron C. Lytle of record in Book 7404, page 602, Register's Office for Davidson County, Tennessee; thence with said right of way of Whites Creek Pike and with a curve to the right a distance of 235.70 feet to an iron pin at the end of the curve, said curve having a central angle of 7 degrees 11 minutes 00 seconds, radius of 1,879.96 feet, tangent of 118.00 feet, and a chord bearing South 6 degrees 01 minutes 52 seconds East 235.54 feet; thence continuing with said right of way S 2 deg. 26 min 22 sec E 240,60 feet to an iron pin at the northeast corner of the property conveyed to the State of Tennessee for right of way purposes for Interstate Highway I-24 and described as Parcel No. 1 in Book 5124, page 658, R.O.D.C., Tenn; thence with the right of way line of said Parcel No, 1, S 14 deg 21 min 22 sec W 250.85 feet to a concrete monument marking the beginning of controlled access to Interstate Highway I-24; thence with said right of way of I-24 and with a curve to the left for a distance of 200.00 feet to an iron pin at the end of the curve, said curve having a central angle of 7 deg 22 min 54 sec, radius of 1,552.39 feet, tangent of 100.14 feet, and a chord bearing S 13 deg 31 min 40 sec E 199.86 feet; thence continuing with said controlled access right of way of I-24, S 17 deg 13 min 03 sec E 154.80 feet to a concrete right of way monument; thence continuing with said controlled access right of way of I-24 S 31 deg 23 min 27 sec W 205.18 feet to a concrete right of way monument; thence continuing with said controlled access right of way S 72 deg 19 min 32 sec W 619.26 feet to an iron pin; thence continuing with said controlled access right of way and with a curve to the right a distance of 238.58 feet to an iron pin at the end of the curve, said curve having a central angle of 22 deg 43 min 22 sec radius of 601.59 feet, tangent of 120.88 feet, and a chord bearing S 83 deg 41 min 14 sec W 237.02 feet; thence continuing with said controlled access right of way N 84 deg 57 min 04 sec W 517.45 feet to a point in the center of Long Creek; thence leaving said controlled access right of way of I-24 and running downstream with the center of Long Creek for the next nine calls, the center of Long Creek being the north boundary line of the property conveyed to Mrs. Charles Binkley of record in Book 3573, page 405, R.O.D.C., Tenn; thence N 44 deg 00 min 00 sec W 28.00 feet to a point; thence No 62 deg 45 min 00 sec W 48.00 feet to a point; thence N 86 deg 50 min 00 sec W 40.00 feet to a point; thence S 84 deg 35 min 00 sec W 40.00 feet to a point; thence N 78 deg 45 min 00 sec W 53.00 feet to a point; thence N 88 deg 55 min 00 sec W 57.00 feet to a point; thence S 85 deg 15 min 00 sec W 20.00 feet to a point; thence S 78 deg 20 min 57 sec W 18.93 feet to a point; thence S 63 deg 30 min 00 sec W 58.51 feet to a point in the center of Long Creek and said point also being located in the north margin of the controlled access right of way of I-24; thence N 86 deg 44 min 44 sec W 40.00 feet with said controlled access right of way and with the north line of Parcel No. 3 conveyed to the State of Tennessee for the right of way of I-24 of record in Book 5124, page 658, R.O.D.C., Tenn; thence with the north boundary line of

the property conveyed to Mrs. Charles Binkley of record in Book 3573, page 405, R.O.D.C., Tenn, said property being a small parcel of land remaining after the taking of right of way by the State of Tennessee for I-24, and running with the center of Long Creek N 60 deg 00 min 00 sec W 6.00 feet to a point; thence S 87 deg 45 min W 6.00 feet to a point; thence S 75 deg 34 min 41 sec W 7.00 feet to a point in the center of Long Creek and also being on the north controlled access right of way line of I-24; thence with the corner of Long Creek and with the north boundary line of I-24 controlled access right of way for the next three calls, S 66 deg 09 min 07 sec W 16.00 feet to a point; thence N 89 deg 05 min 54 sec W 25.00 feet to a point; thence N 70 deg 39 min 11 sec W 30.00 feet to a point; thence leaving the controlled access right of way of I-24 and running downstream with the center of Long Creek and with the east boundary line of the property conveyed to Geoffrey M. Jones and wife, Deborah A. Jones, of record in Book 9573, page 972, R.O.D.C.; Tenn, N 58 deg 00 min 00 sec W 35.00 feet to a point; thence N 43 deg 45 min 00 sec W 23.00 feet to a point; thence N 4 deg 30 min 00 sec W 30.00 feet to a point; thence N 11 deg 50 min 00 sec E 35.00 feet to a point; thence N 3 deg 00 min 00 sec E 33.00 feet to a point; thence N 11 deg 00 min 00 sec 52.00 feet to a point; thence N 16 deg 30 min 00 sec W 73.00 feet to a point; thence N 45 deg 45 min 00 sec W 17.00 feet to a point; thence N 63 deg 00 min 00 sec W 25.00 feet to a point; thence N 52 deg 00 min 00 sec W 55.00 feet to a point; thence N 34 deg 00 min 00 sec W 51.00 feet to a point in the center of Long Creek and being in the east boundary line of the property conveyed to Michael D. Sontag, Trustee, of record in Book 20001003, page 97877, R.O.D.C., Tenn; thence continuing with Sontag's (Trustee) east boundary line and with the center of Long Creek N 44 deg 30 min 00 sec W 140.00 feet to a point at the top of a waterfall; thence N 50 deg 30 min 00 sec W 25 feet to a point; thence N 26 deg 20 min 00 sec W 127.00 feet to a point; thence N 30 deg 00 min 00 sec W 42.00 feet to a point; thence N 43 deg 40 min 00 sec W 67.00 feet to a point; thence N 37 deg 00 min 00 sec W 96.00 feet to a point; thence N 21 deg 10 min 00 sec W 42.00 feet to a point; thence N 1 deg 50 min 00 sec E 37.00 feet to a point; thence N 19 deg 50 min 00 sec E 27.00 feet to a point where a branch running westward intersects the center of Long Creek; thence N 19 deg 30 min 00 sec W 54.00 feet to a point in the center of Long Creek and also being in the east boundary line of the property conveyed to Gayron C. Lytle of record in Book 7846, page 138, R.O.D.C., Tenn; thence continuing with the center of Long Creek and with Lytle's east boundary line N 12 deg 50 min 00 sec W 105.00 feet to a point; thence N 26 deg 10 min 00 sec W 45.00 feet to a point; thence N 51 deg 15 min 00 sec W 24.00 feet to a point; thence N 36 deg 05 min 00 sec W 24.00 feet to a point; thence N 15 deg 50 min 00 sec W 24.00 feet to a point; thence N 1 deg 40 min 00 sec W 38.00 feet to a point; thence N 2 deg 35 min 00 sec W 55.00 feet to a point; thence N 29 deg 55 min 00 sec E 55.00 feet to a point; thence N 14 deg 40 min 00 sec E 63.00 feet to a point; thence N 25 deg 10 min 00 sec E 33.00 feet to a point; thence N 11 deg. 10 min 00 sec E 42.00

feet to a point; thence N 4 deg 10 min 00 sec E 50.00 feet to a point; thence N 3 deg 20 min 00 sec W 70.52 feet to a point in the center of Long Creek being the southwest corner of the property conveyed to Gayron C. Lytle of record in Book 7404, page 602, R.O.D.C., Tenn; thence leaving Long Creek and running with Lytle's south boundary line S 87 deg 30 min 00 sec E, passing an iron pin witness corner at 23.22 feet, for a total distance of 2,370.77 feet to the point of beginning, and containing 73.029 acres more or less.

This property is conveyed subject to the following:

1. Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7697, page 952, Book 7868, page 953, and Book 7697, page 929, Register's Office of Davidson County, Tennessee.
2. Easement of record in Instrument No. 20040204-0013558, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants, of record in Instrument No. 20030820-0121082, Register's Office of Davidson County, Tennessee.
4. All matters as set forth on the survey of Robert Seigenthaler, dated December 12, 2000, and revised on January 29, 2004, including but not limited to the following:
   a. 50-foot wide access road (ingress/egress) extending across property from easterly line to westerly line;
   b. Telephone line easement running North and South adjacent to easterly boundary line;
   c. Sewer easements as noted above;
   d. Natural flow of creeks and branches; and
   e. Rights of way for Whites Creek Pike and 1-24 Interstate Highway.

The previous and last conveyance and/or the Grantors' source of equitable interest for the property hereinabove described is: By a Deed from Joseph A. Falls, et al, to Falls Creek, LLC, recorded as Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: This is the same description as the previous and last conveyance.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Signed this 20th day of February, 2006.

Falls Creek, LLC

By: Dan A. Carlyle
Dan A. Carlyle, Chief Manager

STATE OF TENNESSEE
COUNTY OF Wilson

The consideration or value of the property whichever is greater is $4,800,000.00.

Marshall D. Bales II
Affiant

Sworn to and subscribed before me this 21st day of February, 2006.

Lynette G Taylor
NOTARY PUBLIC

My Commission Expires:

10-12-2008

LYNETTE G. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF Arizona
COUNTY OF Yavapai

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Dan A. Carlyle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Falls Creek, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Falls Creek, LLC by himself as Chief Manager.

Witness my hand and seal this 20 day of February, 2006.

Marie Schmick
Notary Public

My Commission Expires:

July 1, 2009

Marie Schmick
Notary Public - Arizona
Yavapai County
My Commission Expires
July 1, 2009