PICK-UP

318
Gullet
Lee

Davidson County DEEDWARR
Recvd: 04/17/06 15:36 4 pgs
Fees:23.00 Taxes:858.40

20060417-0043568

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Camp Properties, LLC 4525 Harding Road, Suite 200 Nashville, Tennessee 37205	132-5-0-016.00	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James A. Frye** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Camp Properties, LLC**, a Tennessee limited liability company (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property located at 4144 Outer Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 17th day of April, 2006.

GRANTOR:

James A. Frye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, James A. Frye (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 17th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $232,000.00.

Subscribed and sworn to before me, this the 17th day of April, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 and the westerly half of Lot No. 8 on the Plan on Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 8 front together 150 feet on the southerly side of Outer Drive and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to James A. Frye, by deed from Joe D. Bogle, of record as Instrument Number 19991207-0300390, dated November 23, 1999, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006.
2. Matters shown on the Plan of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 2249, page 184, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 163, said Register's Office.