This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/26/06 15:29 3 pgs
Fees:18.00 Taxes:11840.00
20060426-0047973

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Trustees Garden Development, LLC P.O. 8747 Savannah GA 31412	SAME	Map/Parcel: 09306207700

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

Thomas C. Scott, Trustee (the "Grantor"), does hereby bargain, sell, transfer and convey unto **Trustees Garden Development, LLC** (the "Grantee") its successors and assigns, all his right title and interest in and to property located in Nashville, Davidson County, Tennessee, more particularly described on attached Exhibit A.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Trustees Garden Development, LLC**, its successors and assigns, forever.

AND **Thomas C. Scott, Trustee** does covenant with the said **Trustees Garden Development, LLC**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as follows:

1. Davidson County taxes for 2006, which have been prorated and assumed by Grantee.
2. Rights of others in and to party walls.

AND **Thomas C. Scott, Trustee** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **Trustees Garden Development, LLC**, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. This conveyance is made subject to the matters set forth in Nos. 1 and 2 above. It is understood that Thomas C. Scott undertakes no personal or individual liability in connection with his execution of this Special Warranty Deed and is executing the same only in his capacity as Trustee for Bohannon Brewing Company.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 21st day of April, 2006.

Thomas C. Scott, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas C. Scott, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed this instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 21st day of April, 2006.

Argie Y. Norwood
Notary Public

My Commission Expires: 11-14-09

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is **$3,200,000.00.**

Thomas C. Scott
Affiant

Argie Y. Norwood
Notary Public

My Commission Expires: 11-14-09

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil district of Nashville, Davidson County, Tennessee, located on the east side of Second Avenue, North, between Broad Street and Church Street and being more particularly described as follows:

BEGINNING at a railroad spike in the east margin of Second Avenue, North, said spike being 374.70 feet north of the north margin of Broad Street and being the northwest corner of Harrison A. Johnson, Jr., Trustee, of record in Book 6208, Page 813, R.O.D.C.;

THENCE, with the easterly margin of Second Avenue, North, N 27° 01' W, 37.71 feet to a point in the southerly line of Thomas Scott, of record in Book 5935, Page 531, R.O.D.C.;

THENCE, leaving said margin, N 62° 56' 02" E, 210.29 feet to a point in the westerly margin of First Avenue, North;

THENCE, with said margin S 27° 02' E, 36.19 feet to a point in the northerly line of Harrison Johnson of record in Book 6208, Page 813, R.O.D.C.;

THENCE, with Harrison's north line, S 62° 31' 07" W, 210.31 feet to the point of beginning.

Containing 7,771 square feet, or 0.18 acres, more or less.

BEING a part of the same property conveyed to Thomas C. Scott, Trustee, with full power to mortgage, sell, transfer, encumber and convey without the joinder of any beneficiary by deed from R. C. Mathews, Contractor, Inc., of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee.