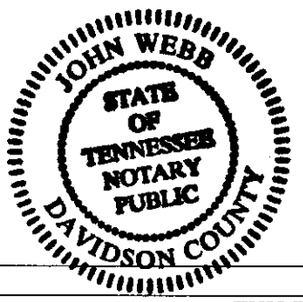
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $990,000.00.

Affiant

Subscribed and sworn to me on May 25, 2006

NOTARY PUBLIC

My Commission Expires: 1-25-2010

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 05/26/06 15:13 2 pgs
Fees:13.00 Taxes:3663.00

20060526-0062531

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Billywood, LLC 4103 Hillsboro Circle Nashville, TN 37215	Billywood, LLC 2525 West End Avenue Suite 1100 Nashville, TN 37203	Map 131-2 Parcel 12

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wentworth Caldwell, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Billywood, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND LOCATED IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF HILLSBORO CIRCLE, 327.35 FEET NORTH OF HOBBS ROAD BEING PART OF LOT 8, BLOCK "B", HILLSBORO HOBBS ROAD SUBDIVISION, BLOCK "B" PART OF BLOCK "A" RECORDED IN BOOK 1130, PAGE 80 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 1-5-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT 8, BLOCK "B", HILLSBORO-HOBBS ROAD SUBDIVISION BLOCK "B" PART OF BLOCK "A" RECORDED IN BOOK 1130, PAGE 80 R.O.D.C., TN. , SAID ROD BEING THE NORTHWEST CORNER OF LOT 7, BLOCK "B" OF SAID HILLSBORO-HOBS ROAD SUBDIVISION OWNED BY JOHN C. ROMERSA AND LAURA H. ROMERSA RECORDED IN INSTRUMENT # 20000525-0052356 R.O.D.C., TN. AND BEING LOCATED N 09 39'05" E 99.90 FEET FROM AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT 6, BLOCK "B" OF SAID HILLSBORO-HOBBS ROAD SUBDIVISION OWNED BY CAROL A. STEIN (BOOK 11354, PAGE 806 R.O.D.C., TN.) AND BEING IN THE EASTERLY LINE OF THE HOBBS HOUSE APARTMENTS (BOOK 5200, PAGE 54 R.O.D.C., TN.); THENCE WITH SAID HOBBS HOUSE APARTMENTS EASTERLY LINE AND THE WESTERLY LINE OF SAID LOT 8 N 09 39'05" E 49.97 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF LOT 9 OF SAID HILLSBORO-HOBBS ROAD SUBDIVISION OWNED BY REZA FARAZMAND (BOOK 8444, PAGE 421 R.O.D.C., TN.); THENCE WITH SAID FARAZMAND AND THE LINE BETWEEN SAID LOTS 8 AND 9 S 81 40'48" E 144.17 FEET TO AN IRON ROD (OLD) ON THE WESTERLY MARGIN (AS WIDENED) OF HILLSBORO CIRCLE (60' WIDE R.O.W.); THENCE WITH SAID WESTERLY MARGIN
S 10 00'00" W 49.87 FEET TO AN IRON ROD (OLD) AT SAID ROMERSA'S NORTHEAST CORNER; THENCE WITH SAID ROMERSA AND THE LINE BETWEEN SAID LOTS 7 AND 8
N 81 43'26" W 143.87 FEET TO THE POINT OF BEGINNING CONTAINING 7186.66 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

Being the same property conveyed to Wentworth Caldwell by Deed from Phillips-Robinson Company, a Tennessee corporation on February 18, 2005 by Warranty Deed of record in Instrument No. 20050218-0018623, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4103 Hillsboro Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands on May 25, 2006.

Wentworth Caldwell

Wentworth Caldwell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2006, before me personally appeared Wentworth Caldwell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 25 2006.

NOTARY PUBLIC

My Commission Expires: 1-23-2010

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY