Davidson County DEEDWARR
Recvd: 08/09/06 12:21 4 pgs
Fees:22.00 Taxes:8880.00

20060809-0097966

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,400,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2006.

Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joey Smith	**NEW OWNER**	**101-0-161 and 102-0-6**
321 Billingsly Court, Suite 19		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bells Landing, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel A. Smith, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Bells Landing, LLC by Quitclaim Deed from William E. Kantz, Jr., dated December 19, 2005, of record in Instrument No. 20050405-0037371, Register's Office for said County, as corrected by Instrument of Correction of record as Instrument No. 20051219-0152076, said Register's Office.

Any and all Rollback Taxes will be paid by grantor. Payment of 2006 taxes expressly assumed by grantee. This conveyance is subject to any and all easements and restrictions of record.

This is improved (___) Unimproved (_x___) property, known as **56.59 acres River Road, Nashville, TN 37209**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 my/our hand(s) this 28th day of July, 2006.

BELLS LANDING, LLC

William E. Kantz member

William Kantz Enterprises, LLC
BY: William Kantz, Member

member

Jeff Zeitlin Enterprises, LLC
BY: Jeff Zeitlin, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Kantz, Member of William Kantz Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of William Kantz Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC the within bargainor, and LLC, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by the said William Kantz, as Member of William Kantz Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th day of July, 2006.

Notary Public

My Commission Expires: 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jeff Zeitlin, Member of Jeff Zeitlin Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of Jeff Zeitlin Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC the within bargainor, and LLC, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by the said Jeff Zeitlin, as Member of Jeff Zeitlin Enterprises, LLC, Duly Authorized Member of Bells Landing, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th day of July, 2006.

Notary Public

My Commission Expires: 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Description

Land lying in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee being the same property conveyed to William E. Kantz Jr. of record in Instrument 20050316-0028969 and Instrument 20050316-0028970 R.O.D.C.a portion of the hereon described tract being Lot 6 of the Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. and Lot 5 and parts of Lots 3 and 4 on the map of Plumlee Farm on River Road,not of record and being more particularly described as follows:

Beginning at an iron pin (old) lying in the northerly margin of River Road (R.O.W. Varies) being the southwesterly corner of the herein described tract;

Thence, along or near the easterly line of Eller & Olsen Stone Co. of record in Deed Book 4395, Page 827, R.O.D.C. the next (2) two courses and distances:

Thence, North 03°45'17" East, a distance of 765.46 feet to an iron pin (old);

Thence, North 03°45'01" East, a distance of 637.07 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Lot 6a and 6b of Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. the next (5) five courses and distances:

Thence, North 89°59'51" East, a distance of 236.31 feet to an iron pin (set);

Thence, South 01°03'55" East, a distance of 188.62 feet to an iron pin (set);

Thence, South 78°44'00" East, a distance of 200.00 feet to an iron pin (old);

Thence, North 03°45'53" East, a distance of 580.00 feet to an iron pin (set);

Thence, North 03°50'45" East, a distance of 245.00 feet to the approximate Low Water Mark of the Cumberland River;

Thence, along or near said Low Water Mark South 80°12'06" East, a distance of 1045.64 feet to an iron pin (set);

Thence, along or near the westerly line of Tracy R. Wallace, etux of record in Deed Book 9475, Page 937, R.O.D.C. the next (4) four courses and distances:

Thence, South 07°15'07" West, passing a witness pin at 206.22 feet for a total distance of 1134.00 feet to an iron pin (old);

Thence, South 22°03'53" East, a distance of 126.20 feet to a 1" iron pipe (old);

Thence South 02°27'07" West, a distance of 91.50 feet to an iron pin (set);

Thence, South 25°15'32" West, a distance of 227.33 feet to a 1" iron pipe (old);

Thence, along or near the westerly line of Matthew D. Holifield, ETUX the next (3) three courses and distance:

Thence, South 32°07'32" West, a distance of 155.26 feet to an iron pin (old);

Thence, South 00°28'59" West, a distance of 11.92 feet to an iron pin (old);

Thence, South 34°34'56" West, a distance of 72.43 feet to an iron pin (set);

Thence, along or near the northerly and westerly line of Jerry Ham, ETUX of record in Deed Book 5968, Page 192, R.O.D.C. the next (2) two courses and distances:

Thence, North 55°36'41" West, a distance of 179.35 feet to an iron pin (old);

Thence, South 34°57'09" West, a distance of 268.75 feet to an iron pin (set);

Thence, along or near the northerly margin of River Road the next (7) seven courses and distances:

Thence, North 83°43'38" West, a distance of 136.49 feet to an iron (set);

Thence, North 84°58'59" West, a distance of 61.73 feet to an iron pin (set);

Thence along a curve to the left having a radius of 1221.58 feet a central angle of 9°28'23" and being subtended by chord being of North 89°43'11" West, a distance of 201.74 feet and an arc length of 201.97 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 1293.54 feet and a central angle of 7°17'51" and being subtended by chord being of North 89°11'33" East, a distance of 164.64 feet and an arc length of 164.75 feet to an iron pin (set);

Thence, North 87°09'32" West, a distance of 39.81 feet to an iron pin (set);

Thence, North 87°20'40" West, a distance of 195.39 feet to an iron pin (set);

Thence, North 85°53'18" West, a distance of 192.30 feet to the Point of Beginning.

Containing 464,980 Square Feet or 56.59 Acres,more or less.

Prepared by survey dated 3-22-05, performed by Crawford Land Surveyors, PC, J. Alan Cummings, Surveyor, Tennessee License No. 2351.