Davidson County DEEDWARR
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Fees:23.00 Taxes:4671.25

20060817-0101781

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 19745-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
90 Polk Avenue Investors, LLC 461 Craighead Street Nashville, TN 37204	New Owner	Map 106-05 Parcels 071, 071.02, 087,088, and 089

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BKB PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 90 POLK AVENUE INVESTORS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

LAND in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, revised June 23, 1987, by Kevin A. Edmondson, Registered Land Surveyor, as follows:

(Map 106-05-0, Parcels 071.00 and 071.02)
BEGINNING at an iron pin in the West margin of Polk Avenue, South 1 degree 17 minutes 18 seconds East 854.54 feet, more or less, from the South margin of Murfreesboro Road, the Northeast corner of the Pacific Coast Realty Corporation of Delaware property (Ref: Deed Book 3431, Page 194, Register's Office for Davidson County, Tennessee); thence, along the North line of said Corporation, South 88 degrees 48 minutes 03 seconds West 383.07 feet to an iron pin in the East line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref: Deed Book 6127, Page 840, Register's Office for Davidson County, Tennessee); thence, North 1 degree 18 minutes 37 seconds West 469.06 feet to an iron pin in concrete; thence, South 74 degrees 36 minutes 54 seconds East 117.55 feet to an iron pin; thence, North 15 degrees 23 minutes 06 seconds East 9.57 feet to the South face of a retainer wall; thence, along said South face, South 74 degrees 39 minutes 04 seconds East 142.00 feet to an iron pin; thence, South 15 degrees 23 minutes 06 seconds East 9.66 feet to an iron pin; thence, South 74 degrees 36 minutes 54 seconds East 140.53 feet to an iron pin in the West margin of Polk Avenue; thence, along said West margin, South 1 degree 17 minutes 18 seconds East 354.86 feet to the BEGINNING, containing 3.65 acres, more or less.

Tract II:

(Map 106-05-0, Parcels 087.00, 088.00 and 089.00)
BEGINNING at a point in the East margin of Polk Avenue, said point also being 150 feet southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the Plan of A.M. Brown's land (Ref: Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, North 88 degrees 42 minutes 42 seconds East 132.50 feet to a point in the West margin of an alley; thence, with alley, South 1 degrees 17 minutes 18 seconds East 150.00 feet to a point at the rear corner of Lot Nos. 18 and 19; thence, leaving the alley, South 88 degrees 42 minutes 42 seconds West 132.50 feet to the East margin of Polk Avenue; thence, North 1 degree 17 minutes 18 seconds West 150.00 feet with the margin to the point of BEGINNING, containing 0.46 acres, more or less.

TRACTS I and II being part of the same property conveyed to Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, by Special Warranty Deed from John R. Hooton et ux, Elizabeth Hix Hooton, of record in Instrument No. 20011221-0141172, Register's Office for Davidson County, Tennessee. And further conveyed to BKB Properties, LLC, by Quitclaim Deed from Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, of record in Instrument No. 20020131-0013581, Register's Office for Davidson County, Tennessee. This Quitclaim Deed has been executed and recorded to correct certain errors in the said Quitclaim Deed recorded as Instrument No. 20020131-0013581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 16th day of August, 2006.

BKB PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Bruce K. Burnett, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Bruce K. Burnett, 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 BKB Properties, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2006.

Jennifer L. Johnson
NOTARY PUBLIC



My Commission Expires: Nov 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,262,500.00

Bruce K Burnett
Affiant

Subscribed and sworn to before me this
16th day of August, 2006.

Jennifer L. Johnson
Notary Public



My Commission expires: Nov. 24, 2007

WD3.600

Exhibit "A"
Permitted Encumbrances

(a) Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

(b) All matters shown on the plan of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee.

(c) Easements for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, Pages 637 and 651, and in Book 3861, Page 591, Register's Office for Davidson County, Tennessee.

(d) Easement for 8-inch sewer line to Tee-Gee Realty Corporation of record in Book 2604, Page 617, Register's Office for Davidson County, Tennessee.

(e) Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5218, Page 594, Register's Office for Davidson County, Tennessee.