Davidson County DEEDWARR
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GENERAL WARRANTY DEED

FROM: BILLY N. SHERRILL, and CHARLENE E. SHERRILL, Grantors

TO: BNS INVESTMENTS, L.P., a Tennessee limited Partnership, Grantee

This Instrument was Prepared By:

JOHN M. MCDONALD, ESQ.
STITES &HARBISON, PLC
424 CHURCH STREET, SUITE 1800
NASHVILLE, TENNESSEE 37219

Address New Owner as Follows:

BNS Investments, L.P.

c/o Billy N. Sherrill
1022B 18th Avenue South
Nashville, Tennessee 37212

Map-Parcel Numbers

10W 06707
104-04-0-B
002.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00). No transfer tax is due on the conveyance pursuant to TCA 67-4-409(a)(3)(D).

Billy N. Sherrill
Affiant

Sworn to and subscribed before me, this 19th day of September, 2006.

Ann E. Sutton
Notary Public

ANN E. SUTTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/22/10

STATE OF TENNESSEE)
COUNTY OF Davidson)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration this day in hand paid to BILLY N. SHERRILL and CHARLENE E. SHERRILL (collectively, the "Grantors") by BNS INVESTMENTS, L.P., a Tennessee limited partnership (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do grant, bargain, sell and convey unto Grantee, its successors and assigns, the real estate described on Exhibit A attached hereto and made a part hereof and situated in Davidson County, Tennessee (the "Property").

TO HAVE AND TO HOLD THE PROPERTY UNTO GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER.

The Property consists of improved property known as Unit # 2, Scarritt Place South, 1022B 18th Avenue South, Nashville, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that the Property is free from all encumbrances, except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject, and that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Dated: Sept 19, 2006.

Billy N. Sherrill
BILLY N. SHERRILL

Charlene E. Sherrill
CHARLENE E. SHERRILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, Ann E. Sutton, a Notary Public, in and for said County in said State, hereby certify that Billy N. Sherrill and wife, Charlene E. Sherrill, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of Sept, 2006.

Ann E. Sutton
NOTARY PUBLIC

My Commission Expires: 5/22/10

ANN E. SUTTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 on the condominium site plan of Scarritt Place South Condominiums, revised, of record in Book 5200, page 287, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Billy N. Sherrill and wife, Charlene E. Sherrill, by Warranty Deed from Albert M. Littleton, an unmarried individual, of record in Book 6505, page 765, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General and special taxes or assessments for 2006 and subsequent years. Not yet due and payable.

2. This conveyance is subject to a Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5663, page 985, as re-recorded in Book 5665, page 537, all in the Register's Office for Davidson County.

3. Assessments provided for in the above referenced Master Deed and By-Laws which have become due and payable at the time of or following this conveyance.