**NEW OWNER:**

TIMAGE A. OMAR
8480 BEAUTIFUL VALLEY DRIVE
NASHVILLE, TN 37221

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map & Parcel 05900017900**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
**FILE NO: 06-1279**

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/06/06 10:03 3 pg:
Fees:18.00 Taxes:925.00

20061106-0137593

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GBR NASHVILLE LIMITED LIABILITY COMPANY, a Delaware limited liability company, and BKR NASHVILLE PARCEL LLC, a Delaware limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TIMAGE A. OMAR**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **12th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land located in the 12th Civil District of Davidson County, Tennessee, and Beginning at a point at the northwest intersection of Whites Creek Pike (60 foot right of way) and Moormans Arm Road (50 foot right of way); thence with the north right of way line of Moormans Arm Road South 82° 41" west 204.1 feet to a point; thence with an interior angle of 96° 00' ; North 13° 19" West 50.00 feet to a point; thence with an interior angle of 191° 15'; North 24° 34' West 83.97 feet to a point; thence with an interior angle of 90° 29'; North 64° 57' East 148.67 feet to a point in the western right of way line of Whites Creek Pike; thence along said western right of way line of Whites Creek Pike with an interior angle of 100° 08' with the chord of a curve having a radius of 2894.9 feet South 35° 11' East 198.16 feet to the point of beginning, containing 0.623 acres.
>
> Being the same property conveyed to GBR NASHVILLE LIMITED LIABILITY COMPANY, a Delaware limited liability company (an undivided two-thirds interest) and BKR NASHVILLE PARCEL LLC, a Delaware limited liability company (an undivided one-third interest), as

tenants in common, by quitclaim deed from Lauren S. Richman, as Executrix of the Estate of Betti S. Grossman, dated December 31, 2005, and of record in Instrument #20060203-0013811, Register's Office for Davidson County, Tennessee. Reference is further made to quitclaim deed of record in Instrument #20060203-0013810 and in deed of record in Book 4971, page 292, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4715, Page 129, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be paid by Grantee herein.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of ~~November~~ October, 2006.

GBR NASHVILLE LIMITED LIABILITY COMPANY

By: _____

Title: Richard A. Grossman, as Manager

BKR NASHVILLE PARCEL LLC

By: _____

Title: Richard A. Baker - Manager

STATE OF New York

COUNTY OF Westchester

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Richard A. Grossman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the Manager of **GBR NASHVILLE LIMITED LIABILITY COMPANY**, a Delaware limited liability company, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 27th day of October, 2006.

NOTARY PUBLIC

My commission expires:_____

LAURA K. COLE
Notary Public,State of New York
No. 01C06105924
Certified in Westchester County
Commission Expires February 23, 2008

STATE OF NY

COUNTY OF Westchester

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Richard A. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the Manager of **BKR NASHVILLE PARCEL LLC**, a Delaware limited liability company, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 26 day of October, 2006.

NOTARY PUBLIC

My commission expires:_____

WAYNE E. HELLER
Notary Public, State Of New York
No. 02HE6062858
Qualified In Westchester County
Commission Expires August 20, 2009

**********

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26th day of October, 2006.

NOTARY PUBLIC

My commission expires: _____

WAYNE E. HELLER
Notary Public, State Of New York
No. 02HE6062858
Qualified In Westchester County
Commission Expires August 20, 2009