Davidson County DEEDWARR
Recvd: 12/21/06 10:30 4 pgs
Fees:23.00 Taxes:4032.27
20061221-0157239

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (KMH)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SEV Bedford, LLC 4011 Armory Drive Nashville, Tennessee 37204	Same	Part of #117-10-0-105.00 #117-10-0-106.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CLIFFORD O. RICHMOND, an unmarried individual ("Grantor"), has bargained and sold, and hereby transfers and conveys unto SEV BEDFORD, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 11 of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, page 64, and Lot 2, Bedford Avenue Subdivision, Phase 3, as of record in Plat Instrument 20061115-0141901, in the Register's Office for said County, to which plans reference is hereby made for a more complete description, and being more particularly described on Exhibit A attached hereto and incorporated herein.

Being part of the same property conveyed to Clifford O. Richmond by Deed Instruments No. 20000417-0038400 and 20011105-0121076, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This is improved property known as 3805 and 3807 Bedford Avenue, Nashville, Tennessee.

Said property is conveyed subject to (1) taxes for 2006 and thereafter, (2) all matters shown on plat of record in Book 974, page 64, (3) all matters shown on plat of record in Plat Instrument 20061115-0141901, (4) a Sanitary Sewer and/or Storm Drainage Easement of record in Book 3914, Page 65, and (5) a Sanitary Sewer and/or Storm Drainage Easement of record in Book 3914, Page 9.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused same to be executed as of the 20th day of December, 2006.

CLIFFORD O. RICHMOND

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Clifford O. Richmond, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2006.

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $1,089,803.38.

Affiant

Subscribed and sworn to before me, this 20th day of ~~December~~, 2006.

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Exhibit A
Legal Description

Being a tract of land lying in Davidson County, Tennessee, being the northerly 75 feet of Lot 11, Block "C" on the Plan of Hillsboro Views Development Company's Subdivision of record in Plat Book 974, Page 64, and Lot 2, Bedford Avenue Subdivision, Phase 3 as of record in Plat Instrument 20061115-0141901, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Bedford Avenue, 50 feet in width, at a corner common with Montgomery G. Turner, as of record in Deed instrument 20050610-0066348, at said Register's Office;

Thence with the westerly right-of-way line of Bedford Avenue, South 23 deg. 54 min. 59 sec. West, 135.88 feet to an existing iron rod at a corner common with Katlan Properties, as of record in Deed Instrument 20061121-0144728, at said Register's Office;

Thence leaving the westerly right-of-way line of Bedford Avenue with the Northerly property line of Katlan Properties, North 65 deg. 54 min. 07 sec. West, 190.60 feet to an existing iron rod on the easterly property line of Caroline E. Norton, as of record in Deed Book 10530, page 368, at said Register's Office;

Thence with the easterly property line of Caroline E. Norton and Lawrence C. Maxwell, as of record in Deed Book 5900, Page 963, at said Register's Office, North 23 deg. 54 min. 59 sec. East, 135.88 feet to an existing iron rod at a corner common with said Montgomery G. Turner;

Thence with the southerly property line of Montgomery G. Turner, South 65 deg. 54 min. 07 sec. East, 190.60 feet to the point of beginning, containing 25,899 square feet, according to survey dated December 13, 2006 and revised on December 18, 2006 by R. Scot Cherry, Cherry Land Surveying, Tennessee RLS # 1512.

Being 0.595 acres more or less.