This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006120046

Davidson County DEEDWARR
Recvd: 01/08/07 11:38 2 pg
Fees:13.00 Taxes:3626.00
20070108-0002999

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $980,000.00

Sworn to and subscribed before me this 5th day of January, 2007.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Dent Land Company, LLC 3810 Whites Creek Pike Nashville, TN 37207	Same	49-309.00 & 49-99.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David L. Bates and wife, Renee Bates**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dent Land Company, LLC** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT I:

Said tract begins at a point in the westerly margin of Whites Creek Pike 50 feet southeast of the southerly margin of an existing private driveway located on a tract of land conveyed to Earl B. Bates, et ux, of record in Book 2805, Page 499, Register's Office for Davidson County, Tennessee, and thence runs in a southeasterly direction along the westerly margin of Whites Creek Pike fronting thereon 100 feet. Said property then runs back between parallel lines running at right angles to the westerly margin of Whites Creek Pike 120 feet to a dead line in the rear upon which it measures 100 feet. Description taken from previous deed of record.

TRACT II:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, March 24, 1954, as follows:

Beginning at a point in the center of Whites Creek Pike, 1936 feet northwesterly from the northeast corner of Lot No. 5 of Block "B" on the plan of Jack Burton's Subdivision, not of record, shown on a survey made by James A. Hamilton, Surveyor, December 21, 1946, conveyed to James F. Reeder and wife, by deed from Willie T. Cato, Jr., of record in Book 1906, Page 31, Register's Office for said county; thence southwestwardly 858 feet to the center of Whites Creek; thence with the meanderings of said creek, northwardly 1,000 feet; thence north 80° East 429 feet; thence southeastwardly 138.8 feet; thence northeastwardly 206 feet, more or less, to the center of said Pike; thence with the center of said Pike, southeastwardly 704 feet to the beginning, containing 15.5 acres, more or less.

Included in this description, but excluded from this conveyance is a tract of land approximately ¼ of an acre (TRACT I) which has been conveyed to Earl B. Bates by Deed of record in Book 6835, Page 741, Register's Office for Davidson County, Tennessee. Description taken from previous deed of record.

Being the same property conveyed to David L. Bates, a 1/10 interest, by warranty deed from Earl B. Bates and wife, Mary Ellen Bates, of record in Book 5101, Page 151, Register's Office for Davidson County, Tennessee. In said deed, Earl B. Bates retained a 6/10 interest in the subject property, Mary Ellen Bates retained a 1/10 interest, Richard E. Bates was conveyed a 1/10 interest, and Mark L. Bates was conveyed a 1/10 interest, all as tenants in common. Richard E. Bates conveyed his 1/10 interest to Earl B. Bates & Sons Nursery and Garden Center, Tennessee general partnership, by quitclaim deed of record in Book 6991, Page 641, Register's Office for Davidson County, Tennessee. Mark E. Bates a/k/a Mark L. Bates conveyed his 1/10 interest to Earl B. Bates & Sons Nursery and Garden Center, a Tennessee general partnership, by quitclaim deed of record in Book 6991, Page 644, Register's Office for Davidson County, Tennessee. The said Mary Ellen Bates having since died leaving Amy Bates, Mark L. Bates a/k/a Mark E. Bates, Richard E. Bates, David L. Bates, and Joseph Lynn Bates as her only heirs at law pursuant to the Affidavit of Heirship of record in Instrument No. 20070108000 2995, Register's Office for Davidson County, Tennessee. The said Earl B. Bates having since died leaving David L. Bates as sole remaining partner, and devising his interest to Amy Bates, Mark L. Bates a/k/a Mark E. Bates, Richard E. Bates, David L. Bates, and Joseph Lynn Bates by Will of record in Will Book 166, Page 602, Probate Court for Davidson County, Tennessee. Amy Bates having since conveyed all her interest to David L. Bates by quitclaim deed of record in Book 9986, Page 28, and by Instrument No. 20070108000 2998, Register's Office for Davidson County, Tennessee. Richard E. Bates having since conveyed all his interest to David L. Bates by quitclaim deed of record in Book 9986, Page 32, and by Instrument No. 20070108000 2998, Register's Office for Davidson County, Tennessee. Joseph Lynn Bates having since conveyed all his interest to David L. Bates by quitclaim deed of record in Book 11250, Page 916, Register's Office for Davidson County, Tennessee. Mark E. Bates a/k/a Mark L. Bates having since conveyed all his interest to David L. Bates by quitclaim deed of record in Instrument No. 20070108000 2996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **3810 & 3814 Whites Creek Pike, Nashville, TN 37207.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of January, 2007

David L. Bates

Renee Bates

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David L. Bates and Renee Bates, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2007.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007