(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00 .

Affiant

Subscribed and sworn to before me this 18th day of April, 2007.

Notary Public
My Commission Expires 01/26/08

Davidson County DEEDWARR
Recvd: 04/23/07 10:01 3 pgs
Fees:18.00 Taxes:9250.00

20070423-0047755

07-1005

Address of New Owner:	Send Tax Bills to:	Tax Information:
BDP Development Company, LLC	BDP Development Company, LLC	181
413 Ellendale Avenue	413 Ellendale Avenue	52
Nashville, TN 37205	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **William Robert Carter, as to a 50% undivided interest and James Phillip Carter, as to a 50% undivided interest**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **B D P Development Company, LLC, a Tennessee limited liability company**, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the GRANTEES, its successors and assigns, the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being a portion of the William and James Carter property (Instrument #20011114-0124754) in the 31st Council District of Nashville, Davidson County, Tennessee bounded on the north by SAF, east by Brinkley and Hill, south by remaining Carter and west by Centex and Autumn Oaks and being further described as follows:

Beginning on an iron rod (new), at the northeast corner of Autumn Oaks Subdivision (Deed Book 11387, Page 173) and in the south line of SAF Properties (Instrument #20041001-0118249), and being the northwest corner of the herein described property. Said rod being N 24 deg. 20' E - 464.8' from the intersection of Oakfield Way and Oakfield Grove.

Thence, with the south line of SAF Properties, S 83 deg. 37' 38" E - 555.05' to an iron rod (new) at the northwest corner of Sarah G. Brinkley (Deed Book 10225, Page 714);

Thence with the west lines of Brinkley and Benjamin F. Hill, III, ET AL (Will Book Zero, Page 1836) for the next two calls:

S 05 deg. 50' 13" W - 2041.54' to an iron rod (new); S 07 deg. 09' 47" E - 27.85' to an iron rod (new) in the north line of a 200' TVA Easement (Deed Book 4425, Page 568);

Thence, leaving Hill and with the north line of TVA and on a new severance line of Carter for the next two calls;

S 66 deg. 56' 31" W - 199.41' to an iron rod (new); S 61 deg. 16' 32" W - 478.79' to an iron rod (new) in the east line of Centex Homes, LLC (Instrument #20050415-0042177);

Thence, with east line of Centex Homes and Centex at Concord, Phase 2 (Instrument #20051011-0122365), N 05 deg. 54' 22" E - 966.49' to an iron rod (old) at a southeasterly corner of Autumn Oaks (Deed Book 11387, Page 173);

Thence, with the east lines of Autumn Oaks and Autumn Oaks Subdivision, Phase 8 (Instrument #20050906-0106510), N 06 deg. 05' 10" E - 1475.37' to the POINT OF BEGINNING and containing 28.89 acres, more or less, according to a survey by Land Design Survey dated May 19, 2006.

Being part of the same property conveyed to William Kellow and Clarence Waller by Will of Frances Waller, deceased, of record in Will Book 34, Page 43, County Court for Davidson County, and conveyede to C.R. Waller and W.A. Kellow by deed from Mary F. Waller, dated October 31, 1899, filed January 13, 1900 and recorded in Book 245, page 209, Register's Office for said County, and conveyed to C.R. Waller by partition deed between the said C.R. Waller and W.A. Kellow, dated February 16, 1900 and filed January 12, 1901, recorded in Book 255, page 423, said Register's Office. Further, C.R. Waller conveyed to Marie Waller Carter by Warranty Deed, dated April 9, 1962, recorded in Book 3371, Page 580, Register's Office said County.

Said property being part of the same property inherited by William Robert Carter and James Phillip Carter as the only heirs-at-law of Marie Waller Carter, deceased, as set out in Affidavit as to Heirs of record in Instrument No. 20011114-0124754, Register's Office for Davidson County, Tennessee.

Mary Jane Carter, wife of William Robert Carter joins in this conveyance to transfer any interest she may have in subject property, marital or otherwise. Likewise, Rebecca Lee Brewer, wife of James Phillip Carter, joins in this conveyance to transfer any interest she may have in subject property, marital or otherwise.

This conveyance is subject to taxes for the year 2007 and subsequent years, any and all restrictions and easements of record.

This is improved property located at **6419 Pettus Road, Antioch, TN 37013.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of April, 2007.

William Robert Carter

Mary Jane Carter

James Phillip Carter

Rebecca Lee Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **William Robert Carter and Mary Jane Carter and James Phillip Carter and Rebecca Lee Brewer**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of April, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008