Davidson County DEEDWARR
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Fees:18.00 Taxes:23874.50
20070509-0055840

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bells Landing Partners 4535 Harding Road, Room 309 Nashville, TN 37205	Same	Map 90, Parcel 2

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BELL'S BEND FARMS, INC.,** a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BELLS LANDING PARTNERS,** a Tennessee General Partnership (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, described as follows:

Containing 484.7 acres, more or less, in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the west boundary line of the original tract, the Anderson farm, in the center of the Clees Ferry Road and running thence with the line of the original tract north 28-1/2 degrees west 3001 feet to the southwest corner of the James Langley tract; thence north 33-1/2 degrees east 1514 feet to a sugartree; thence north 24 degrees east 766 feet to an ironwood tree; thence north 4-1/2 degrees east 1339 feet to a stone on a hill with ash, elm and hackberry pointers; thence north 20-1/2 degrees east 489 feet to an elm tree on ridge; thence north 35 degrees east 334 feet to a hackberry tree; thence north 57 degrees east 400 feet to a stone pile; thence north 15 degrees east 354 feet to a sassafras tree; thence north 5-3/4 degrees east 211 feet to a double oak tree on a hill; thence north 41 degrees west 443 feet to a post in the fence with oak tree pointer of the McCord line; thence with the McCord line north 80 degrees east 909 feet to a stake, the northwest corner of the Robert Buchanan tract; thence with the west boundary of said tract as follows: south 22-1/4 degrees east 2202 feet to a stake, twelve feet eastwardly of a hickory tree, thence south 28-1/4 degrees east 624 feet to a stake; thence south 30-3/4 degrees east 400 feet to a stake; thence south 19-1/2 degrees east 163 feet; thence south 16-3/4 degrees east 263 feet; thence south 14-1/2 degrees east 1220 feet to a stake; thence south 4-1/2 degrees east 266 feet to the center of a gate across the road between the Buchanan and Cowden farms; thence with the center of this road south 49 degrees west 531 feet to a stake at a branch; thence south 22 degrees west 352 feet;

thence south 3-3/4 degrees west 443 feet; thence south 9-1/2 degrees east 240 feet; thence south 16-1/2 degrees east 1600 feet to the center of Clees Ferry Road; thence with the center of said road north 84 degrees west 566 feet; thence south 88-3/4 degrees west 2358 feet to the beginning, containing 484.7 acres, more or less.

Excluded from this conveyance is a tract conveyed to Henry Wilson Brockman, Jr., and wife, Mary Cowden Brockman, by deed of record in Book 4901, page 366, and by quitclaim deed of record in Book 6633, page 408, as re-recorded in Book 7134, page 837, said Registers' Office.

Excluded from this conveyance is a tract conveyed to Joseph D. Kitchell, et ux, by deed of record in Book 5206, page 489, said Registers' Office.

Being property conveyed to Bell's Bend Farms, Inc., by deed of record in Book 5014, page 965, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it 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 follows:

1. Real property taxes for 2007 and all subsequent years. 2007 taxes are a lien, but are not yet due and payable.

2. TVA Easement of record in Book 1914, Page 4.

3. Rights of others to that portion of the property within the bounds of the cemetery shown on the survey dated, May 2, 2007, as amended, prepared by Crawford Land Surveyors, P.C., together with the rights of ingress and egress thereto.

Grantor's acceptance of delivery of this deed acknowledges that this conveyance is made subject to a restriction that the property herein conveyed shall not be used for a landfill for garbage, waste, construction materials, or any other materials commonly associated with landfills.

And Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

WITNESS Grantor's hand, this 9th day of May, 2007.

BELL'S BEND FARMS, INC., a
Tennessee corporation

By: Louise C. Kitchell

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public Louise C. Kitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is PRESIDENT of BELL'S BEND FARMS, INC., a Tennessee corporation, and that she is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 9th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $6,452,567.00.

Affiant

Subscribed and sworn before me this 9th day of May, 2007

NOTARY PUBLIC
My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010