Davidson County DEEDWARR
Recvd: 05/09/07 14:13 4 pgs
Fees:23.00 Taxes:2960.00
20070509-0055843

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 11

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, **JOSEPH D. KITCHELL and wife, LOUISE C. KITCHELL** (collectively, 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:

Land located in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Commencing at a point in the center of Old Hickory Blvd., said point being 25 feet along said center line in a westerly direction from the southwest corner of the Roy W. Parker farm; thence with the line parallel to Parker's west line and 25 feet from same N 16 degrees 30' W. 1,600 feet to a point; thence N. 9 degrees 30' W. 240 feet and north 3 degrees 45' E. 423 feet to a point opposite an iron post in the west margin of a lane; following three new lines; N. 41 degrees 30' W. 577 feet to a point, N. 61 degrees W. 478 feet to a point and N. 43 degrees 30' W. 400 feet to an iron post, the point of beginning; thence N. 40 degrees W. 412.5 feet to an iron post; thence N. 50 degrees E. 528 feet to an iron post; thence S. 40 degrees E. 412.5 feet to an iron post; thence S. 50 degrees W. 528 feet to the point of beginning and containing 5.0 acres more or less. Described according to a survey of C. K. McLemore dated August 22, 1977.

The Grantor herein also conveys to the Grantees for access to the above property all right, title and interest, if any, in and to a strip of land 50 feet in width to extend from the southeast corner of the above described tract and running to the north margin of Old Hickory Blvd., the center line of said strip of land having the following calls; S. 43 degrees 30' E. 400 feet to a point, S. 61 degrees E. 478 feet to a point, S 41 degrees 30' E. 577 feet to a point 25 feet west of Roy W. Parker's west line; thence with a line parallel to his west line and 25 feet from same S. 3 degrees 45' W. 423 feet to a point,

S. 9 degrees 30' E. 240 feet to a point and S. 16 degrees 30' E. 1,570 feet to the north margin of Old Hickory Blvd.

Being property conveyed to Joseph D. Kitchell and wife, Louise C. Kitchell, by deed of record in Book 5206, page 489, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel 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 the aforesaid approximately five (5) acre tract 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. Easement retained in instrument of record in Book 5206, page 489, said Register's Office.

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.

Joseph D. Kitchell
JOSEPH D. KITCHELL

By: Louise C. Kitchell
Louise C. Kitchell, Attorney in Fact

Louise C Kitchell
LOUISE C. KITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 2007, before me personally appeared Louise C. Kitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph D. Kitchell, and who acknowledged that she executed the within instrument as the free act and deed of Joseph D. Kitchell.

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)

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.

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 $800,000.00.

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