Davidson County DEEDWARR
Recvd: 05/23/07 09:36 3 pgs
Fees:18.00 Taxes:1581.65

20070523-0061410

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$427,473.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of May, 2007.

Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bells Landing Partners	**NEW OWNER**	**090 01000**
c/o Lolita Hamilton 4535 Harding Pike, Rm 309		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William E. Kantz, Jr., a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bells Landing Partners, a TN general Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A"

Being all of the same property conveyed to William E. Kantz, Jr., a single man by deed from Stephen D. Cowden and wife, Susan K. Cowden of record in Instrument No. 20060509-0054165, Register's Office for Davidson County, Tennessee.

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

This is improved (____) Unimproved (____) property, known as **3988 Old Hickory Boulevard, Nashville, TN**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 22 day of May, 2007.

William E. Kantz

William E. Kantz, Jr.

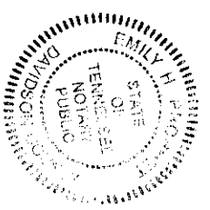
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William E. Kantz, Jr.**, the 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 22 day of **May, 2007.**

Notary Public

My Commission Expires: 1.26.08



Tract I: Being a tract of land located in the 13th Civil District of Davidson County, Tennessee, and bound on the north, south, east and west by Cowden, and more particularly described as follows:

Commencing in the center of a private easement road in the south line with Segrist, thence with the center line of said private road south 28 deg. 30' east 816 ft. to a point opposite an iron post in the east margin of the same; thence north 47 deg. 45' east with a new line 529 ft. to an iron post to the point of beginning; thence with the following four new staked lines; north 18 deg. 45' west 466 ft. to an iron post, thence north 71 deg. 15' east 466 ft. to an iron post, thence south 18 deg. 45' east 466 ft. to an iron post; thence south 71 deg. 15' west 416 ft. to a point; thence south 18 deg. 45' east 2,551 ft. to a point in the northerly margin of Old Hickory Blvd. thence with said margin of said Blvd. in a southwesterly direction 50 ft. to a point; thence north 18 deg. 45' west 2,551 feet to the point of beginning.

Tract II: Being a portion of the Frederic E. Cowden farm located in the 13th Civil District of Davidson County, Tennessee, and bounded on the North, South, East and West by the Frederic E. Cowden farm and described as follows:

Commencing in the center of a private easement road in the south line of Segrist thence with the centerline of said private road South 28 deg. 30' east, 816 ft. to a point opposite an iron post in the east margin of same then north 47 deg. 45' east with a new line which is also the center line of an easement for a 25 ft. road and utilities 529.5 feet to an iron post, and being a 25 ft. strip of land lying 12-1/2 ft. either side of the centerline.

EASEMENT TRACT:

A perpetual easement for the use of said property for driveway and utility purposes, more particularly bounded and described as follows:

Being a portion of the Frederic E. Cowden farm located in the 13th Civil District of Davidson County, Tennessee, and being more particularly described in the survey of Claiborne K. McLemore of March 19, 1975, and being all that property contained in a 25 foot easement for driveway and utility purposes as shown on said survey and described as follows:

Commencing at a point where the northwest corner of the 25 foot easement for driveway and utilities intersects with the northeast margin of a private easement road as shown on said survey; thence 47 degrees 45 minutes East 529.5 feet to a point in the westerly margin of a 4.98 acre tract of land owned by Henry Wilson Brockman, Jr. et ux; thence in an easterly direction 25 feet to a point in the southerly margin of the 4.98 acre tract owned by Henry Wilson Brockman, Jr. et ux; thence South 47 degrees 45 minutes west 529.5 feet to a point in the northeast margin of a private easement road, thence in a northerly direction 25 feet to the point of beginning.

The above described easement having been conveyed to Henry Wilson Brockman, Jr. and wife, Mary Cowden Brockman, from Frederic E. Cowden and wife, Miriam Cowden, of record in Book 5014, page 579, Register's Office for Davidson County, Tennessee.

Henry Wilson Brockman, Jr. and Henry W. Brockman, Jr. is one and the same person.

Mary Cowden Brockman and Mary C. Brockman is one and the same person.

William E Hartz