Davidson County DEEDWARR
Recvd: 05/23/07 09:37 3 pgs
Fees:18.00 Taxes:1918.60

20070523-0061412

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 **$518,541.00.**

Affiant

Subscribed and sworn to before me, this the 22nd 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**	**089 034.00**
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,

Bells Landing ARD LLC formerly known as Bells Landing, LLC *

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" for legal

Being all of the same property conveyed to Bells Landing, LLC by deed from William E. Kantz, Jr. of record in Instrument No. 20051219-0152075, Register's Office for Davidson County, Tennessee.

***Bells Landing, LLC name changed to Bells Landing ARD LLC with Secretary of State of record in Instrument 5679-0603.**

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

This is improved (____) Unimproved (____) property, known as **79.85 +- 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 15th day of May, 2007.

Bells Landing ARD LLC

William Kantz Enterprises LLC,
William Kantz Enterprises, LLC
By: William Kantz, Member
W Kantz member.

Jeff Zeitlin member
Jeff Zeitlin Enterprises, LLC
By: Jeff Zeitlin, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Kantz, Member of William Kantz Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of William Kantz Enterprises, the within bargainor, and limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said William Kantz as Member of William Kantz Enterprises, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 2nd day of May, 2007.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1.26-08

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jeff Zeitlin, Member of Jeff Zeitlin Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of Jeff Zeitlin Enterprises, LLC, the within bargainor, and limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Jeff Zeitlin as Member of Jeff Zeitlin Enterprises, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 2nd day of May, 2007.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1.26.08

EXHIBIT A

LEGAL DESCRIPTION

Being a certain tract or parcel of land lying and being in the 19th Civil District of Metropolitan Nashville, Davidson County, near the unincorporated community of Scottsboro, and being a portion of Parcel 34.00 on Tax Map 89 of the Fannie C. Buchanan property recorded in Deed Book 1467, Page 521, and being more particularly described as follows:

Beginning at a wooden fence post corner in the east right-of-way of Old Hickory Boulevard, this being the northwest corner of the property described herein, reference the centerline intersection of Old Hickory Boulevard and Cleeces Ferry Road at N 24° W a distance of 5400.00' more or less;

Thence, with Katie Vaughn (DB 1072, PG 078) and a fence the following courses: N 85°35'36" E a distance of 480.58'; N 84°49'40" E a distance of 690.36'; N 84°15'00" E a distance of 518.76' to a wooden fence post corner, this being the northeast corner of the property described herein, and a corner in the line of Eller & Stone Co., Inc. (DB 4480, PG 397);

Thence, leaving Vaughn and the fence and with Eller & Olson Stone Co., Inc. S 26°21'35" E a distance of 290.27' to an iron pin found in the center of an old county road;

Thence, leaving Eller & Olson Stone Co., Inc. and with Bell's Bend Farm, Inc. (DB 5014, PG 965) S 26°21'35" E a distance of 698.52' to an iron rod set in the fence;

Thence, with Bell's Bend Farm, Inc. and a fence the following courses and distances: S 27°40'50" E a distance of 372.77'; S 27°36'45" E a distance of 409.13'; S 27°33'55" E a distance of 601.91'; S 27°00'46" E a distance of 419.80', S 27°09'22" E a distance of 328.86' to an iron pin set in the north right-of-way of Old Hickory Boulevard, this being the southeast corner of the property described herein;

Thence, leaving Bell's Bend Farms, Inc. and with the aforementioned right-of-way and a fence the following courses: N 85°38'16" W a distance of 291.11'; N 85°39'40" W a distance of 730.63' to an iron pin found, this being the southwest corner of the property described herein;

Thence, leaving said right-of-way and with a fence and Richard Coolidge (DB 20030319, PG 36952) the following courses: N 01°48'24" W a distance of 469.49' to a 24" Hackberry; N 30°45'32" E a distance of 53.05'; N 26°55'47" W a distance of 112.64' to a 8" Hackberry; N 07°47'19" W a distance of 329.59' to a wooden fence post corner;

Thence, leaving Coolidge with a new division line N 25°02'49" W a distance of 790.70' to an iron pin set;

Thence, S 62°51'00" W a distance of 337.82' to a wooden fence post corner;

Thence, with James Barnes and a fence S 62°35'19" W a distance of 964.43' to an iron pin found in the east right-of-way of Old Hickory Boulevard, this being a corner in the line of James Barnes;

Thence, leaving Barnes and with the aforementioned right-of-way and a fence the following courses: N 18°53'36" W a distance of 582.84'; N 19°04'50" W a distance of 470.75'; N 18°49'44" W a distance of 374.05'; N 18°33'52" W a distance of 147.58' to the point of beginning containing 76.20 acres, more or less, according to a survey performed by Wiser Company, LLC on December 7, 2004.

Being the same property conveyed to William E. Kantz, Jr., by Warranty Deed, from Harry Jefferson Buchanan and Harry Jefferson Buchanan, Jr. and John McCaslin Buchanan and Thomas Wesley Buchanan and Elizabeth Buchanan Campbell and Harriett Buchanan Pendergrass and Mary Louise Buchanan, of record in Instrument # 20040804-0093566, Dated July 28, 2004, Register's Office for Davidson County, Tennessee. LESS AND EXCEPT portion of property described in Warranty Deed of record in Instrument # 20041103-0132813, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Bells Landing, LLC by deed from William E. Kantz, Jr. of record in Instrument No. 20051219-0152075, Register's Office for Davidson County, Tennessee.