This instrument Prepared By:
Thomas C. Scott
315 Deaderick St.
Suite 1700
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 06/11/07 08:42 4 pgs
Fees:23.00 Taxes:4555.63

20070611-0069316

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Man U. Lee 1319 Twelve Stones Crossing Goodlettsville, TN 37072	Same	Map: 162 Parcel: 183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DG BELL ROAD INVESTORS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Man U. Lee,** ("Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Being the same property conveyed to the Grantor by deed of record in Instrument No.20031230-0184125, 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 the 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 set forth on Exhibit B attached hereto.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of June 7, 2007.

(Signature on following page)

DG BELL ROAD INVESTORS, LLC

By: _____

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager, and authorized to execute this instrument on behalf of DG Bell Road Investors, LLC, a limited liability company, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at office on this the 7th day of June, 2007.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,231,250.00.

_____
Affiant

Subscribed and sworn to before me this 7th day of June, 2007.

_____
Notary Public

KRIS L. COX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires 1/24/10

My Commission Expires JAN. 24, 2010

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EXHIBIT A
"DESCRIPTION OF REAL PROPERTY"

Being a parcel of land lying in the Thirty-second Councilmanic District of Davidson County, Nashville, Tennessee. Said parcel being the Don and Margaret E. Evans property of record by Instrument number 20030210-0018045, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing from a State of Tennessee Department of Transportation concrete right-of-way monument at Station 1487+10.36 on the Northerly right-of-way of Bell Road; thence, North 55°00'16" East, 569.26 feet to an iron pin set this survey near the Southeast corner of the Frances J. Jacox property of record in Deed Book 91, Page 325 and being the Point of Beginning for the herein described parcel;

Thence, leaving said right-of-way of Bell Road along or near the East line of Jacox, North 05°35'30" East, a distance of 682.64 feet to an iron pin set this survey, near the Southwest corner of Lot 2 of Brentridge Subdivision of record in Plat Book 8250, Page 576, as owned by Malcolm R. Bess of record in Deed Book 5012, Page 680, Register's Office of Davidson County, Tennessee;

Thence, along or near the Southerly line of Bess, North 55°04'53" East, a distance of 71.51 feet to an iron pin found near the Northwest corner of Lot 1 of Farokh Fani Property of record in Plat Book 8250, Page 705, as owned by Farokh Fani of record in Deed Book 9846, Page 334, Register's Office of Davidson County, Tennessee;

Thence, along or near the West line of Fani, South 09°11'19" East, a distance of 575.73 feet to an iron pin found on the Northerly right-of-way of Bell Road;

Thence, with said right-of-way, South 55°00'16" West, a distance of 265.00 feet to the Point of Beginning and containing 87,230 Square Feet or 2.00 Acres, more or less.

EXHIBIT B

1. Taxes for the year 2007 which have been prorated and are assumed by the Grantee.

2. Stormwater Detention Agreement of record as Instrument No. 20040723-0088136 RODCT.

3. Restrictive Covenants of record in Book 11260, page 751 RODCT.