SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,200,000.00.

Diana Easley
Affiant

Subscribed and sworn to me on July 13, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/13/07 13:22 2 pgs
Fees:13.00 Taxes:8140.00

20070713-0083714

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bailey P. Robinson, III and Laura Sue Robinson 4409 Chickering Lane Nashville, TN 37215	SAME	117-14-419

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bedford Land Holdings, a Tennessee general partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Bailey P. Robinson, III and wife, Laura Sue Robinson, hereinafter called "GRANTEES," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3 on the Final Plat of Bedford Avenue Subdivision Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed dated August 21, 2006 from John T. Rochford, III, a married man, to Bedford Land Holdings, a Tennessee general partnership, of record as Instrument No. 20060831-0107995, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the grantees; and
2. Subject to all matters of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee; and
3. Subject to all matters on the Final Plat of Bedford Avenue Subdivision Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee; and
4. Storm Water Quality Agreement of record as Instrument No. 20060309-0027609, said Register's Office; and
5. Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons, of record as Instrument No. 20050406-0038094, said Register's Office; and
6. First Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons, of

7. Second Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons, of record as Instrument No. 20050621-0070753, said Register's Office; and
8. Permanent Cross Access/ Joint Use Driveway Easement of record as Instrument No. 20050812-0095774, said Register's Office; and
9. Third Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons, of record as Instrument No. 20060831-0107993, said Register's Office; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 3818 Bedford Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS our hands on July 13, 2007.

Bedford Land Holdings,
a Tennessee general partnership

By:_____
Ed Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Bedford Land Holdings, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing for Bedford Land Holdings, a Tennessee general partnership, by himself as partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of July, 2007.

NOTARY PUBLIC

My Commission Expires:
1/3/2011

JOHN COBB ROC... NOTARY PUBLIC AT LARGE DAVIDSON CO... TENNESSEE