THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 08/02/07 15:45 3 pgs
Fees:18.00 Taxes:6475.00
20070802-0092191

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL IDENTIFICATION NUMBER:
TERRA NOVA HOLDINGS, LLC c/o Daniel A. DuBois 1453 Governors Ridge Court Franklin, Tennessee 37064	Same	09611021800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Million Seven Hundred ~~Sixty~~ Fifty Thousand Dollars ($1,750,000.00).

K 8/4/2007 D.A.D.

TERRA NOVA HOLDINGS, LLC

By: Daniel A. DuBois
DANIEL A. DUBOIS, _____

SUBSCRIBED AND SWORN to before me, Leslie Jestice, by DANIEL A. DUBOIS, in his capacity as chief manager of Terra Nova Holdings, LLC, a Tennessee limited liability company, this 31st day of July, 2007.

LESLIE JESTICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Leslie Jestice
Notary Public
My Commission Expires: 5-17-11

K 8/4/2007 D.A.D.

FOR AND IN CONSIDERATION of the sum of One Million Seven Hundred ~~Sixty~~ Fifty Thousand Dollars ($1,750,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, KEITH B. DAVIS, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto TERRA NOVA HOLDINGS, LLC, a Tennessee limited liability company, hereinafter "GRANTEE", its successors and assigns, all of GRANTOR'S right, title and interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, and being more particularly described as follows:

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc., dated May 28, 1964, revised December 17, 1964, January 15, 1965 and August 30, 1966, and updated October 8, 1982, as follows:

Beginning at an iron pin on the westerly margin of Hickory Hill Court (a 50 foot road) and the southerly margin of a T.V.A. easement, and beginning 301.01 feet southerly from the centerline of Stewart's Ferry Pike and proceeding as follows:

1. In a southerly direction with a 368.5 foot radius curve to the left a distance of 149.4 feet to an iron pin; thence,

2. South 21 degrees 28' East, a distance of 135.72 feet to an iron pin; thence,

3. With a 100 foot radius curve to the right, a distance of 58.6 feet to an iron pin; thence,

4. With a 50 foot radius curve to the left, a distance of 81.64 feet to a concrete monument; thence,

5. South 21 degrees 28' East, a distance of 64.2 feet to a concrete monument; thence,

6. South 79 degrees 03' West, a distance of 212.4 feet to a concrete monument; thence,

7. South 81 degrees 00' West, a distance of 250.11 feet to an iron pin in a fence; thence,

8. With a fence North 6 degrees 22' 30" East, a distance of 121.9' to an iron pin in a fence, thence,

9. Continuing with said fence North 4 degrees 10' 30" East, a distance of 454.4 feet to an iron pin in a fence and on the southerly margin of a T.V.A. easement; thence,

10. South 80 degrees 23' East, a distance of 267.7 feet to the point of beginning.

Being the same property conveyed to Keith B. Davis by Quitclaim Deed of record as Instrument Number 20051230-0156997, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all matters that would be shown by a survey or physical inspection, rights of parties in possession, non-delinquent taxes and assessments and all easements, restrictions and other matters of record.

TO HAVE AND TO HOLD said real estate, with all appurtenances and hereditaments thereto belonging or in any wise appertaining, to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR, but not otherwise, and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise.

WITNESS my hand this 31st day of July, 2007.

Keith B. Davis

KEITH B. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. WARNER McNEILLY III, Notary Public, personally appeared KEITH B. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 31st day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009