Davidson County DEEDWARR
Recvd: 08/31/07 12:03 4 pgs
Fees:23.00 Taxes:6660.00
20070831-0104988

After Recording Return To:

TSS, LLC
P.O. BOX 10550
McLEAN, VA 22102-8550
1-800-480-7161

This Instrument Prepared Under the Supervision Of:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415

Map & Parcel:
107-13-0-140.00

WARRANTY DEED

Property Owner:
DW & WS Partnership, RLLLP
12472 Manchester Way
Woodbridge, VA 22192

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 17th day of August, 2007, between BELLICOSE PROPERTY DEVELOPMENT, INC, a Tennessee Corporation which is located at 214 E. Main St. Gallatin, TN 37066, **GRANTOR** and DW & WS Partnership, RLLLP, a Virginia Partnership which is located at 12472 Manchester Way Woodbridge VA 22192, **GRANTEE.**

WITNESSETH:

That Grantor for and in consideration of the sum of One Million Eight Hundred Thousand Dollars. Dollar ($1,800,000.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

THE PROPERTY, WHICH IS LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND IS FURTHER DESCRIBED IN

BEING A TRACT OF LAND LYING IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THOMPSON PLACE, ON THE EAST BY THE LANDS OF A. J. SMITH, ON THE WEST BY THE CRESTVIEW APARTMENTS PROPERTY AND ON THE SOUTH BY THE WILLIAMSBURG CORPORATION PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND BEGINS AT AN IRON PIN ON THE SOUTHERLY MARGIN OF THOMPSON PLACE AT THE NORTHEAST CORNER OF THE CRESTVIEW APARTMENTS PROPERTY; THENCE WITH THE SOUTHERLY

MARGIN OF THOMPSON PLACE IN AN EASTERLY DIRECTION WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1885.27 FEET A DISTANCE OF 24 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID MARGIN SOUTH 85 DEGREES 46' EAST 18.30 FEET TO AN IRON PIN ON SAID MARGIN; THENCE CONTINUING WITH SAID MARGIN AND A CURVE TO THE LEFT WITH A RADIUS OF 2,316.70 FEET A DISTANCE OF 197.79 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE A. J. SMITH PROPERTY; THENCE WITH A. J. SMITH'S WESTERLY LINE SOUTH 3 DEGREES 14' 10" WEST 432.36 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE A. J. SMITH PROPERTY AND IN THE NORTHERLY LINE OF THE WILLIAMSBURG CORPORATION PROPERTY; THENCE WITH THE NORTHERLY LINE OF THE WILLIAMSBURG CORPORATION PROPERTY NORTH 85 DEGREES 42' 30" WEST 240 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE CRESTVIEW APARTMENTS PROPERTY; THENCE WITH THE EAST BOUNDARY OF THE CRESTVIEW APARTMENTS PROPERTY NORTH 3 DEGREES 14' 10" EAST 423.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BELLICOSE PROPERTY DEVELOPMENT, INC. BY DEED FROM SENTINEL TRUST COMPANY, TRUSTEE RECORDED 11/24/2004 IN DEED BOOK 20041124 PAGE 0140685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1100 Thompson Place, Nashville, TN 37217

The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity, its partners, agents, employees, stockholders, directors, officers, members, managers, successors and assigns, forever. Grantor, for its respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity, its partners, agents, employees, stockholders, directors, officers, members, managers, successors and assigns, do hereby covenant with Grantee, respective successors and assigns, and any predecessor, successor, subsidiary or affiliated corporation or other entity, its partners, agents, employees, stockholders, directors, officers, members, managers, successors and assigns, that (i) Grantor are lawfully seized in fee simple of the above described premises of real property, (ii) Grantor has full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantor will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

BELLICOSE PROPERTY DEVELOPMENT, INC.

By: Danny Watkins, President

STATE OF ~~TENNESSEE~~ Texas }

COUNTY OF Cameron }

BEFORE ME, on the 17 day of August, 2007, the undersigned authority, personally appeared DANNY WATKINS, who is the President of BELLICOSE PROPERTY DEVELOPMENT, INC., on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Drivers license as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

ELIZA MOCK
Notary Public, State of Texas
My Commission Expires
01-25-2009

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One Million Eight Hundred Thousand Dollars ($ 1,800,000.00)

DANNY WATKINS dba BELLICOSE PROPERTY DEVELOPMENT INC.

Subscribed and sworn to before me
this the 17 day of August, 2007.

NOTARY PUBLIC My Commission expires: 1-25-09

ELIZA MOCK
Notary Public, State of Texas
My Commission Expires
01-25-2009

This Deed may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

BELLICOSE PROPERTY DEVELOPMENT, INC.

By: Alma Watkins, Secretary/Treasurer

STATE OF ~~TENNESSEE~~ Texas)

COUNTY OF Cameron)

BEFORE ME, on the 17 day of August, 2007, the undersigned authority, personally appeared ALMA WATKINS, who is the Secretary/Treasurer of BELLICOSE PROPERTY DEVELOPMENT, INC., on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Drivers license as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

ELIZA MOCK
Notary Public, State of Texas
My Commission Expires
01-25-2009

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One Million Eight Hundred Thousand Dollar ($ 1,800,000.00)

ALMA WATKINS dba BELLICOSE PROPERTY DEVELOPMENT, INC

Subscribed and sworn to before me
this the 17 day of August, 2007.

NOTARY PUBLIC My Commission expires: 1-25-09

ELIZA MOCK
Notary Public, State of Texas
My Commission Expires
01-25-2009

*This Deed may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the proparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed: or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.