Davidson County DEEDWARR
Recvd: 09/12/07 15:51 4 pgs
Fees:23.00 Taxes:925.00
20070912-0109609

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
J.D. Eatherly Vastland Realty 1700 West End Avenue Suite 600 Nashville, TN 37203	Same	Map/Parcel: 162000038.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Atrima Associates LLC**, a Tennessee limited liability company, and successor in interest to Atrima Associates, a Tennessee general partnership, by virtue of the conversion of Atrima Associates from a general partnership to a limited liability company by Articles of Conversion of record in Book 10405, Page 531, Register's Office for Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **J.D. Eatherly**, an individual (the "Grantee"), his heirs and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, located in Davidson County, Tennessee and described as follows:

> Land in the 1st Civil District, Davidson County, Tennessee, and described according to a survey by McConnell Engineering Consultants, Inc., dated March 23, 1987 as follows;
>
> Beginning at a new iron rod on the northerly R/W (25' from CL) of Old Hickory Blvd.;
>
> Thence, N 02°22'45" E – 110.37 feet to a new iron rod (passing the southeast corner of Hickory Valley Condominiums, Phase 3, recorded in Bk. 5050, Pg. 94, R.O.D.C., Tn. at 49.74 feet);
> Thence, N 13°55'15" E – 91.21 feet to a new iron rod, being the southwest corner of Hickory Valley Condominiums, Phase 2, recorded in Bk. 4460, Pg. 133, R.O.D.C., Tn.
>
> Thence, along south lines of Phase 2:
> S 87°39'05" E – 235.00 feet to a new iron rod;
> Thence, N 42°34'00" E – 234.52 feet to a new iron rod;

Thence, S 87°33'10" E – 200.00 feet to a new iron rod in the west line of Hickory View, Section 2, recorded in Bk. 5200, Pg. 510, R.O.D.C., Tn. (said rod being S 02°26'50" W – 279.62 feet from an old conc. monument);

Thence, S 02°26'50" – 380.25 feet to a new iron rod on the aforementioned R/W of Old Hickory Blvd. (passing an old iron rod, being the northwest corner of Hickory View, future development, recorded in Bk. 5323, Pg. 860, R.O.D.C., Tn., at 120.91 feet);

Thence, along said R/W, N 87°28'55" W – 604.13 feet to the point of beginning.

Containing 3.90 Acres.

Being the same property conveyed to Atrima Associates, a Tennessee general partnership, by warranty deed of record in Book 7647, Page 295, Register's Office for Davidson County, Tennessee and said Atrima Associates having been converted from a general partnership to a limited liability company, Atrima Associates LLC, a Tennessee limited liability company, by Articles of Conversion of record in Book 10405, Page 531, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 2007, a lien not yet due and payable.

(2) Easement of Record in Book 7494, Page 740, Register's Office for Davidson County, Tennessee.

(3) Easement reference in Warranty Deed in Book 7818, Page 741, said Register's Office.

(4) All matters shown in the survey of McConnell Engineering Consultants, Inc. dated March 23, 1987 and revised March 9. 1988 and in the boundary and topographic survey of Crawford Land Surveyor, P.C. dated August 9, 2002.

(5) Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn.Code Ann. § 67-5-1001, et seq.

This is unimproved property, located on Old Hickory Blvd., Nashville, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 11th day of September, 2007.

ATRIMA ASSOCIATES LLC

By: Burnham Bates Dodge Irrevocable Trust u/a 6/12/1996

By: _____
W. Lee Corbett, Trustee

By: Estate of Burnham Bates Dodge

By: _____
Courtney Dodge Allison, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paula K. Van Slyke of the state and county mentioned, personally appeared **W. Lee Corbett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee (or other officer authorized to execute the instrument) of the **Burnham Bates Dodge Irrevocable Trust u/a 6/12/1996**, the within named bargainor, a trust, and that as such Trustee, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Trustee.

WITNESS my hand, at office, this 11th day of September, 2007.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 14, 2009

_____
Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF Mecklenburg)

Before me, Arthur E Bloomwell of the state and county mentioned, personally appeared **Courtney Dodge Allison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix (or other officer authorized to execute the instrument) of the **Estate of Burnham Bates Dodge**, the within named bargainor, an estate, and that as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the estate as Executrix.

WITNESS my hand, at office, this 7 day of September, 2007.

Arthur E Bloomwell
Notary Public

My Commission Expires: 3/22/10

ARTHUR E. BLOOMWELL NOTARY PUBLIC MECKLENBURG COUNTY, NC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me this 12th day of September, 2007.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Paula K. Van Slyke
Notary Public

My Commission Expires: My Commission Expires NOV. 14, 2009