Davidson County DEEDWARR
Recvd: 03/28/08 14:14 4 pg:
Fees:23.00 Taxes:7067.00
20080328-0031452

GSKM

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
2225 Bandywood Drive Partnership
c/o John C. and Sally B. Buntin
4215 Harding Road
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 117-14-0
Parcel 124.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FORREST HILLS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **2225 BANDYWOOD DRIVE PARTNERSHIP,** a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land located at 2225 Bandywood Drive, in the City of Nashville, Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 27th day of March, 2008.

FORREST HILLS, LLC

By: _____
John R. Grace, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary/Treasurer of FORREST HILLS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

WITNESS my hand, at office, this 27th day of March, 2008.

_____
NOTARY PUBLIC

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,910,000.00.

_____
Affiant

Subscribed and sworn to before me
this 27th day of March, 2008.

_____
Notary Public My Commission Exp. Nov. 22, 2008
My Commission Expires: _____

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

608425.01/602881-000038

EXHIBIT B

1. Real estate taxes for 2008, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee.

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 43 of the Map of Part 2, Geo. Water's Subdivision, as of record in Plat Book 1130, Page 68, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Bandywood Drive, 50 feet in width, at a corner common with Lot 44 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Mary Sanders Gaston, Trustee, as of record in Instrument Number 20040108-0003196, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Bandywood Drive, South 88 deg. 00 min. 00 sec. East, 60.00 feet to an existing iron rod, at a corner common with Lot 42 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Doreen W. Whalley, as of record in Instrument Number 20021112-0139978, at the Register's Office for Davidson County, Tennessee; Thence leaving the southerly right-of-way line of Bandywood Drive, with the westerly property line of said Lot 42, South 02 deg. 22 min. 02 sec. West, 200.00 feet to an existing iron rod, at a corner common with the property of Hill Center at Green Hills, LLC, as of record at Instrument Number 20041006-0120799, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of HG. Hill Realty. Co., North 88 deg. 00 min. 00 sec. West, 60.00 feet to an existing iron rod, at a corner common with the property of Mary Sanders Gaston. Trustee;

Thence with the easterly property line of Mary Sanders Gaston, Trustee, North 02 deg. 22 mm. 02 sec. East, 200.00 feet to the Point of Beginning. Containing 12,000 square feet or 0.276 acres more or less.

Being the same property conveyed to Forrest Hills, LLC, by deeds from L&W Partners, a Tennessee Joint Venture composed of Steve R. Wherry and Michael E. Ladd, of record as Instrument Nos. 20040721-0087059 and 20040721-0087060, dated July 20, 2004, said Register's Office.