Davidson County DEEDWARR
Recvd: 07/21/08 12:03 3 pgs
Fees:18.00 Taxes:1850.00
20080721-0074470

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

| **Address New Owner(s):** | **Send Tax Bills to:** | **Map and Parcel No.:** |
|---|---|---|
| BAKS Enterprises, L.L.C.<br>4020 Jordonia Station Road<br>Nashville, TN 37218 | New Owner | Map: 69<br>Parcel: 237.00 |

# GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LAND PROFESSIONALS, LLC, a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to BAKS ENTERPRISES, L.L.C., a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under it.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2008.

LAND PROFESSIONALS, LLC

By: _____
Stuart Coile, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Stuart Coile, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of LAND PROFESSIONALS, LLC, a limited liability company, the within named bargainer, and that he as such President, 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 such President.

Witness my hand, at office, this 17 day of July, 2008.



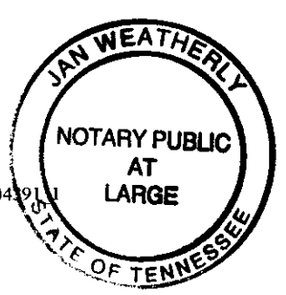

_____
Notary Public
My Commission Expires: 03-17-12

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $500,000.

_____
Affiant

Subscribed and sworn to before me this 17 day of July, 2008.




_____
Notary Public
My Commission Expires: 03-17-12

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**EXHIBIT A**

**PROPERTY DESCRIPTION**

Land located in the 1st Councilmanic District of Davidson County, Tennessee, and being Lot 2 on the final plat, resubdivision of part of Lot 2, Hydes Ferry Pike Industrial Park of record in Instrument No. 200803180027095, Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Land Professionals, LLC by Warranty Deed from Craig John Koch, Trustee and Louanne B. Koch, Trustee of the Louanne Bakich Hoch Revocable Trust by Instrument No. 20070328-0036929, in the Register's Office for Davidson County, Tennessee.